



Sempill Avenue | | Erskine | PA8 6DQ

Offers Over £145,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Sempill Avenue.

An excellent three-bedroom traditional end terrace family home.

Property Description
Sempill Avenue is offered to the market in true walk-in condition, making it the perfect first-time buy or fabulous family home.

The accommodation on offer includes a bright entrance hall. Firstly, to your right is a conveniently placed w.c and entrance to the modern, spacious kitchen, featuring modern fitted base units, breakfast island, contrasting work tops and a walk-in pantry cupboard. Continuing down the hallway, you enter the main lounge, which boasts a picture window, adding to its spacious feel and providing excellent natural lighting. From the main lounge, you have door access to the back garden, which includes a large, grassed area with decking, well-maintained, private and enclosed.

On taking the stairs to the second floor, you will find three good-sized bedrooms, with the master at the front and a built-in sliding door unit. Completing the property is the family bathroom, with a three-piece suite and a shower over the bath.

Sempill Avenue itself provides an array of local amenities, being well situated for local shopping in the centre of Erskine with the likes of Morrisons and Aldi. There are great motorway links to the M8 and regular bus services, providing easy access to Paisley Town Centre and surrounding areas. There is schooling both at the Primary and Secondary levels within the area.

The property further benefits from Gas Central Heating, Double Glazing & residents' parking.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the property can be found here.

