



OFFERS OVER

£279,000

Woodside Road

Johnstone, PA5 8UB

PROPERTY SUMMARY

*** CLOSING DATE WEDNESDAY 6TH NOVEMBER 2024 AT 12:00 NOON ***

Haxton Property delighted to present and welcome you to 35 Woodside Road which commands a highly sought after location within the village of Brookfield. Early viewing is highly recommended to fully appreciate this versatile family sized Detached Villa perfectly secluded at the end of Woodside Road and enjoying a cul-de-sac setting.

This family detached home is set amidst mature grounds and offers a degree of privacy from privet hedging, timber fencing bordered with mature shrubs, the grounds lie mainly under lawn to the front and rear. Secluded patio space for alfresco dining and family entertaining.

The property itself requires a degree of internal modernisation. Accommodation comprises entrance, reception hall, plumbed cloaks/WC, living room/dining room, family room/bedroom, fitted dining kitchen, upper hall, three bedrooms all benefiting from built in storage, and family bathroom with four piece suite. Property benefits from gas central heating, double glazing, and a security alarm system. Monobloc driveway leading to single detached garage. Viewing is highly recommended in order to appreciate the peacefulness setting and generous accommodation on offer.

3



2



2











FLOOR 2



FLOOR 1

TOTAL: 131 m2
FLOOR 1: 78 m2, FLOOR 2: 53 m2
EXCLUDED AREAS: FIREPLACE: 1 m2

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT

LOCAL AUTHORITY

Renfrewshire

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



HAXTON
 PROPERTY

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