



**Emmerson
Homes**

FOR SALE

1d Ness Avenue, Johnstone, PA5 0PF

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Description

Modern build semi detached villa within the desirable locale of Ness Avenue, Johnstone.

Originally built by Persimmon in 2007, this modern semi-detached villa is positioned within the Corseford area of Johnstone. Close to the south western rural boundary of Johnstone and adjacent to the village of Howwood this family home is convenient for Fordbank Primary school, Johnstone High school and close to Milliken Park train station.

The accommodation comprises a reception hallway with a downstairs wc and stairs leading to the upper level, from here is the spacious lounge and further on to the modern fitted kitchen with a spacious dining area. The fitted kitchen offers a good selection of floor and wall mounted storage units as well as integrated oven, hob and hood. There are French doors within the dining area which open out to a paved patio area of the rear garden.

The upper accommodation comprises of two double bedrooms with the front one with a storage cupboard. The part tiled bathroom consisting of a three piece bathroom suite with overhead shower and shower screen.

There is further storage available in the loft which is accessed via a hatch in the upper hallway.

The property further benefits gas central heating and double glazing throughout, with two car driveway and gardens.

Renfrewshire Council, Tax Band C.

EPC Rating Band C:
Energy Efficiency 74 (Current) 90 (Potential)
Environmental Impact 74 (Current) 91 (Potential)

The popular Corseford location offers easy access to a wide range of local shops, nursery, primary and high schools. There is also a reliable bus service and Milliken railway station linking to Johnstone with surrounding areas There are shopping outlets, a superstore, cinema complex and many restaurants at the local Phoenix centre a few miles away. The nearby A737 links to the M8 providing access to Glasgow International Airport and further afield to Braehead Shopping centre and Glasgow.

We are your local estate agents based in the heart of Johnstone. Whether you're selling or buying, you're in good hands with us. Feel free to submit a contact form and get in touch with your local property experts.
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

This Property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

Room Measurements

Hallway
4'1" (1.24m) x 8'6" (2.59m)

Lounge
13'11" (4.24m) x 11'10" (3.61m)

Kitchen Diner
15'6" (4.72m) x 8'6" (2.59m)

Downstairs WC
4'10" (1.47m) x 3'8" (1.12m)

Bedroom One
12'0" (3.66m) x 11'9" (3.58m)

Bedroom Two
8'2" (2.49m) x 10'4" (3.15m)

Bathroom
6'11" (2.11m) x 6'7" (2.01m)

Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

