



**45A, NEWTON
STREET, GREENOCK, PA16 8SD**





Description

Enjoying a prime West End location this traditional three bedroom UPPER CONVERSION is accessed by a private entrance path and side door. The generous accommodation is ideal for families. Occupies a central West End location close to local primary schools and Greenock West railway station. A degree of upgrading is required which is reflected in the asking price.

The pebbled driveway is accessed by double wrought iron gate and offers off street parking for one car. Private gardens extend to the front and rear. There is an enclosed section of front garden with lawn and mature shrubs. The rear garden features a lawned plot with outbuilding and rear door leading to Finnart Road. Specification includes: double glazing and gas central heating. There is loft access.

Accommodation comprises: Entrance Stair by double timber door leads by a double glazed door to the Hallway. There is a front facing Lounge with three light dormer window, tiled fireplace with marble hearth and inset electric fire. The rear facing Dining Room could also become a 4th bedroom.

The fitted Kitchen with rear window benefits from oak style units, grey toned work surfaces and splashback tiling.

There are two double sized Bedrooms and 3rd single Bedroom with "Velux" window. The Bathroom with rear window features a three piece suite comprising: pedestal wash hand basin, wc and bath with shower.

The white goods in the kitchen which include the electric cooker, washing machine, fridge and freezer plus all furniture within the property are open to separate negotiation. Early viewing is advised for this affordable West End family home. EPC = D

Measurements

Entrance Stair

Hallway

Lounge

3.68m x 6.02m (12'1 x 19'9)

Dining Room

3.68m x 3.81m (12'1 x 12'6)

Kitchen

2.06m x 2.67m (6'9 x 8'9)

Bedroom 1

4.90m x 4.85m (16'1 x 15'11)

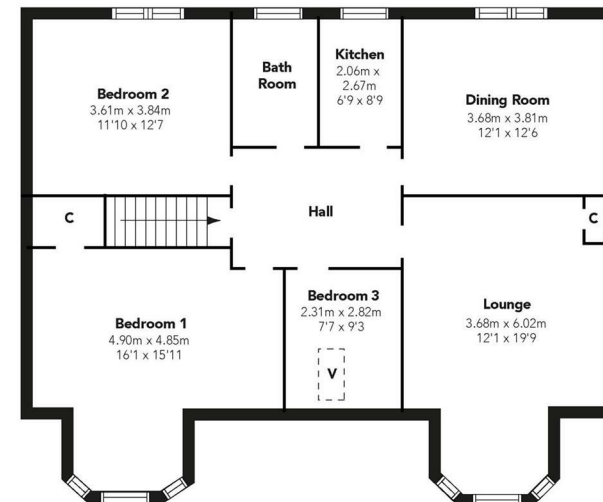
Bedroom 2

3.61m x 3.84m (11'10 x 12'7)

Bedroom 3

2.31m x 2.82m (7'7 x 9'3)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans 











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