



196, WREN ROAD, GREENOCK, PA16 7BS



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## Description

Offering a well presented family home this two bedroom SEMI DETACHED VILLA lies within the popular Fancy Farm area. The stylish interior features newly fitted carpets and an upgraded bathroom. Offers an ideal starter home. Specification includes: double glazing, laminate flooring, gas central heating with new boiler installed in 2022 and Google Nest thermostat. Lies convenient for transport facilities, local schooling and amenities.

There are enclosed gardens which extend to the front and rear. The front garden benefits from a lawned plot and paved patio. A paved path leads to the rear garden. The lawned garden is enclosed by fencing with outbuilding.

Impressive accommodation comprises: Entrance Porch by UPVC double glazed door with windows to the front and side. A further UPVC double glazed door leads to the Hall with side window and an inbuilt cupboard. There is a dual aspect Lounge with windows to the front and rear plus an electric log effect fire.

The Kitchen benefits from beech style units, marble effect work surfaces and splashback tiling. A range of appliances includes: extractor hood, electric ceramic hob, oven, washing machine, dishwasher and American style fridge/freezer. A UPVC double glazed door leads to the rear garden.

Stairs lead to the Upper Landing with front window and hatch to the loft. There are two double sized Bedrooms with rear views towards Greenock Golf Course. Bedroom is a dual aspect room with windows to the front and rear. The Bathroom with rear window offers a quality three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and bath with chrome style shower. Additional features include: wet wall panelling, decorative panelled ceiling with downlighters and chrome style heated towel rail.

Viewing is highly recommended for this ideal family home. EPC = D.

## Measurements

Entrance Porch

Hallway

Lounge  
3.38m x 4.80m (11'1 x 15'9)

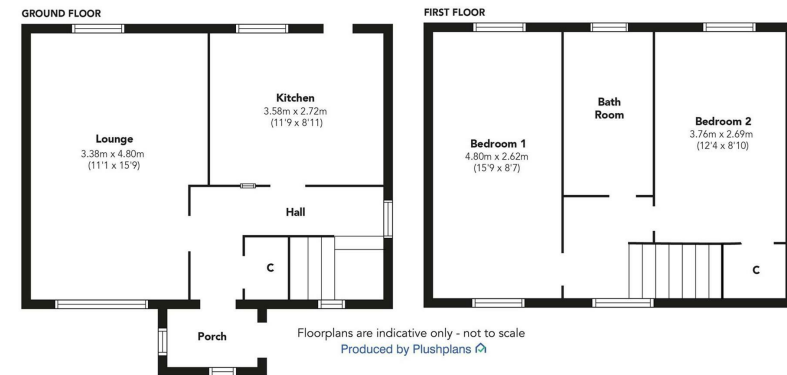
Kitchen  
3.58m x 2.72m (11'9 x 8'11)

Upper Landing

Bedroom 1  
4.80m x 2.62m (15'9 x 8'7)

Bedroom 2  
3.76m x 2.69m (12'4 x 8'10)

Bathroom























The  
next  
step..



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**60 West Blackhall Street  
Greenock  
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