



24, RODNEY ROAD, GOUROCK, PA19 1XG

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ESTATE AGENTS





Description

Closing date on Wednesday 22nd May at 11am

Occupying a sought after location this spacious extended four bedroom SEMI DETACHED VILLA offers an impressive family home set over three levels which has been internally reconfigured by a previous owner to maximise space. There is an enclosed rear garden featuring a generous sized lawned plot, timber shed plus paved patio area. This space is perfect for relaxing and can be accessed by French doors from the lounge. The front garden benefits from a lawn, trees and mature shrubs. There are impressive side views over Gourrock towards the River Clyde.

Specification includes: double glazing and gas central heating. Lies close to local schooling, the Darroch Park and is convenient for transport facilities.

Superb accommodation comprises: Entrance Hallway by UPVC double glazed door with side window. There are two double sized Bedrooms on this floor. The 2nd bedroom could be used as a home office. There is a rear Hallway with side and rear windows, plus two inbuilt cupboards.

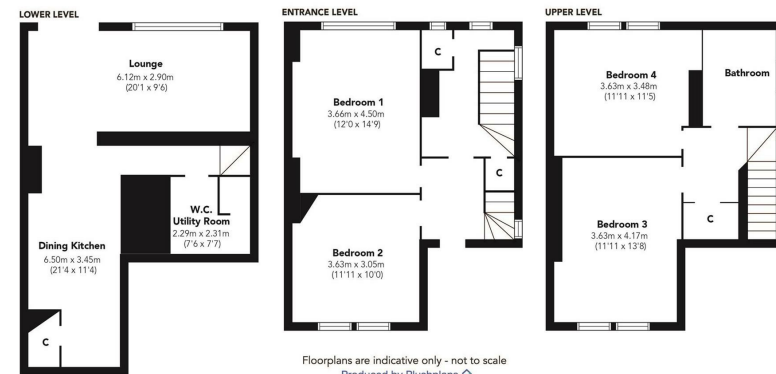
Stairs lead to Lower Level Landing offering access to plumbed Utility / WC Compartment with two piece suite comprising: pedestal wash hand basin and wc. The rear facing Lounge is a bright generous sized room overlooking the garden. There is a Dining Kitchen on semi open plan offering ample space for a dining table and chairs. The kitchen features a range of white fitted units, oak effect work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, electric ceramic hob and oven.

The Upper Landing with side window benefits from a storage cupboard. There are two further spacious double Bedrooms on this floor. The Bathroom features a side window plus four piece suite comprising: pedestal wash hand basin, wc, corner bath and shower cubicle with "Mira" shower plus wall tiling.

Viewing essential for this unique extended family home. EPC = D

Measurements

Entrance Hall
Bedroom 1 3.66m x 4.50m (12'0 x 14'9)
Bedroom 2 3.63m x 3.05m (11'11 x 10'0)
Rear Hall
Lower Level Hall
WC/Utility Room 2.29m x 2.31m (7'6 x 7'7)
Lounge 6.12m x 2.90m (20'1 x 9'6)
Dining Kitchen 6.50m x 3.45m (21'4 x 11'4)
Upper Landing
Bedroom 3 3.63m x 4.17m (11'11 x 13'8)
Bedroom 4 3.63m x 3.48m (11'11 x 11'5)
Bathroom













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