



40, NORTHFIELD AVENUE, PORT  
GLASGOW, PA14 6PG





## **Description**

Occupying a popular location close to local schooling this spacious three bedroom LOWER QUARTER VILLA offers an affordable first time buy or rental investment opportunity. A degree of upgrading is required which is reflected in the asking price. Upon completion of the work this will offer a fine family home. Access to the property is by a private entrance door located at side of the property.

There are private sections of lawned gardens which extend to the front and rear. The rear garden is a generous sized plot with drying green. There are partial rear views towards the River Clyde beyond surrounding properties/trees. Specification includes: double glazing and gas central heating (not tested).

Accommodation comprises: Entrance Porch by double glazed door with single glazed windows to the side and rear. A single glazed door leads to the Vestibule. There is a further timber door giving access to the Hall with two cupboards. The rear facing Lounge features a three light bay window.

The Kitchen is front facing with basic fitted units, black/grey marble effect work surfaces and inbuilt cupboard. There are three double sized Bedrooms with cupboard or recess storage. The Bathroom with front window offer a three piece suite comprising: pedestal wash hand basin, wc and bath.

Viewing is advised for this generous sized three bedroom home. EPC = C

## **Measurements**

Entrance Porch

Vestibule

Hallway

Lounge

3.45m x 5.00m (11'4 x 16'5)

Kitchen

2.97m x 3.18m (9'9 x 10'5)

Bedroom 1

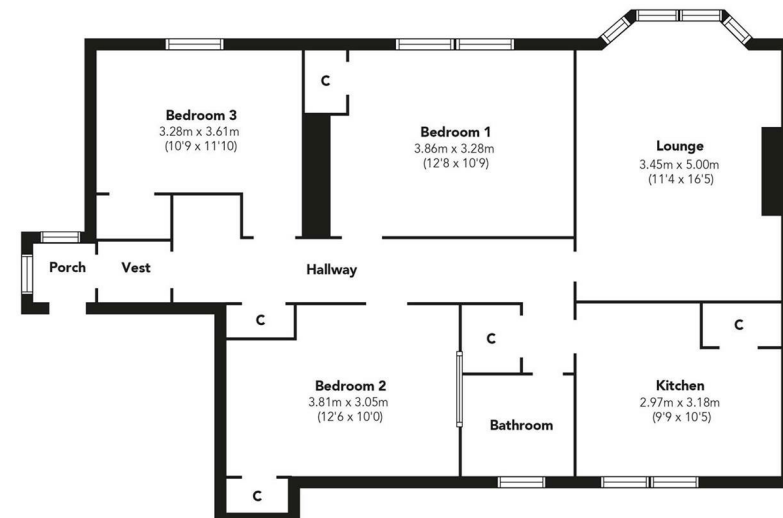
3.86m x 3.28m (12'8 x 10'9)

Bedroom 2

3.81m x 3.05m (12'6 x 10'0)

Bedroom 3

3.28m x 3.61m (10'9 x 11'10)



Floorplans are indicative only - not to scale  
Produced by Plushplans 









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