



47, NEWARK STREET, GREENOCK, PA16
7TA





Description

CLOSING DATE TUESDAY 2ND JULY at 11am

Occupying a highly desirable West End location this substantial 3 bedroom SEMI DETACHED VILLA features a timber garage with light/power installed & driveway providing off street parking for several vehicles. The spacious floored loft offers development potential, subject to permissions being granted.

An ideal family home with gardens which extend to the front & rear. The front garden features a lawn & mature shrubs. There is a south facing rear garden ideal for summer days which is enclosed by fencing/hedging & benefits from lawned plot, paved patio plus mature shrubs/trees.

Specification includes: double glazing & gas central heating. An alarm system is installed. Lies within walking distance of Fort Matilda railway station which offers a frequent service to Glasgow.

Family apartments comprise: Entrance Vestibule by door with stained glass window. The Reception Hallway offers an inbuilt cupboard. There is a Plumbed Cloakroom/Utility with side window, Belfast sink and wc. The front facing Lounge features a five light bay window & marble fireplace with gas fire. The Dining Room with three light window overlooks the garden plus benefits from fireplace and gas fire.

The Kitchen with side windows offers white fitted units, white work surfaces, grey granite effect work surfaces & splashback tiling. Appliances include: extractor hood, gas hob & electric oven. The Conservatory has French doors leading to the garden.

Stairs lead to the Upper Landing. There are 3 double sized Bedrooms offering wardrobe or cupboard storage. Bedroom 1 features a range of fitted furniture including dressing table, chest of drawers, wardrobes & vanity wash hand basin. There is a Boxroom with single glazed skylight window. The Bathroom with side window features a 3 piece suite comprising: pedestal wash hand basin, wc, & bath with "Mira" shower plus wall tiling.

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

Measurements

Entrance Vestibule

Hallway

Plumbed Cloakroom/Utility Room
1.93m x 2.03m (6'4 x 6'8)

Lounge
4.11m x 5.16m (13'6 x 16'11)

Dining Room
4.24m x 4.22m (13'11 x 13'10)

Kitchen
2.90m x 2.90m (9'6 x 9'6)

Conservatory
2.29m x 2.26m (7'6 x 7'5)

Upper Landing

Bedroom 1
5.26m x 4.14m (17'3 x 13'7)

Bedroom 2
4.24m x 4.29m (13'11 x 14'1)

Bedroom 3
3.33m x 2.95m (10'11 x 9'8)

Boxroom
2.01m x 1.32m

Bathroom

Floored & Lined
7.09m x 4.14m













The
next
step..



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