



**44, CALEDONIA
CRESCENT, GOUROCK, PA19 1XP**





Description

Fixed Price below the Home Report value £290,000. Occupying a rarely available, sought after location this beautifully presented 3/4 bedroom SEMI DETACHED VILLA has been comprehensively upgraded in recent years offering a highly impressive family home. Generous sized landscaped gardens extend to front, side and rear of the property featuring 4 decked areas, pergola, lawned sections and timber shed. The south facing rear garden backs onto woodland. This space is perfect for relaxing with family/friends on summer days. There are front facing views over Gourrock from upstairs.

A driveway provides off street parking for two cars. Specification includes: double glazing and gas central heating. Partially floored loft with Velux and metal pull down ladder offers development potential, subject to permissions. Lies close to schooling, Cardwell Bay, the Battery Park and is convenient for transport facilities/shops.

Superb accommodation comprises: Entrance Vestibule by refitted double glazed doors. Hallway is reached by a double glazed door with side window. A refitted Plumbed Cloakroom features a two piece suite. There is a spacious bay windowed Lounge. The rear facing Dining Room/4th Bedroom overlooks the garden.

Airy luxury refitted Kitchen with side window benefits from light blue toned units and marble effect work surfaces/splashback. Appliances include: extractor hood, gas cooker, electric oven, integrated microwave, dishwasher, washing machine and fridge/freezer. Door leads to garden.

Stairs lead to Upper Landing with side window. There are two double sized Bedrooms and 3rd single Bedroom. The bay windowed 1st bedroom features a fireplace and alcove. Bedroom 2 benefits from two wardrobe units. There is a luxury refitted Bathroom with side window plus vanity wash hand basin set within white high gloss unit, wc and bath with chrome style shower. Additional benefits include: heated towel rail and partial wet wall panelling.

Must view. EPC = D.

Measurements

Entrance Vestibule
Hallway
Plumbed Cloakroom
Lounge
4.65m x 4.01m (15'3 x 13'2)
Kitchen
4.42m x 2.41m (14'6 x 7'11)
Dining Room/4th Bedroom
3.63m x 3.86m (11'11 x 12'8)
Upper Landing
Bedroom 1
3.63m x 4.72m (11'11 x 15'6)
Bedroom 2
3.61m x 3.81m (11'10 x 12'6)
Bedroom 3
2.54m x 2.46m (8'4 x 8'1)
Bathroom



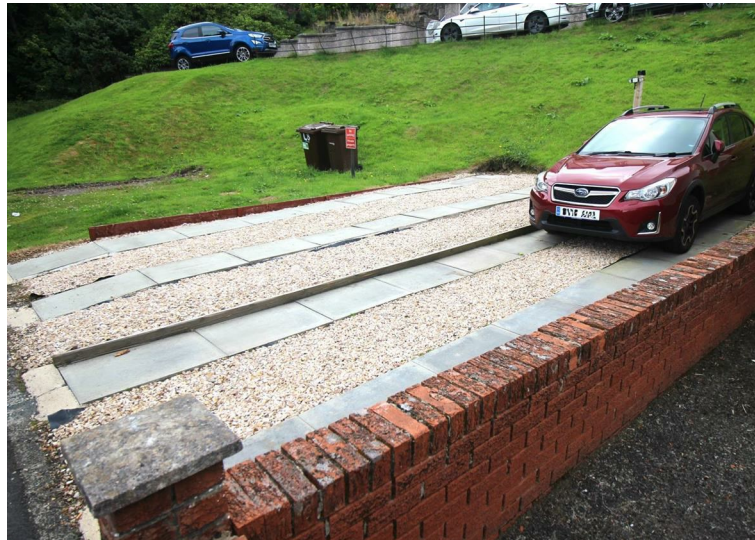
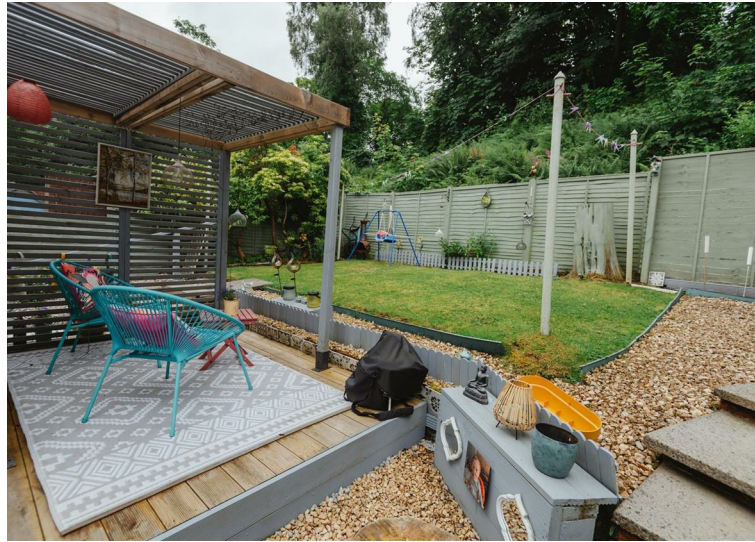
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