



**37, FLETCHER AVENUE, GOUROCK, PA19
1TN**





Description

Offering an ideal family home this two bedroom END TERRACED VILLA is set within the sought after Midton area. The property lies close to local secondary schooling with primary schools and transport facilities also located nearby, which is perfect for families. There is a lawned front garden with paved patio. The enclosed rear garden features a paved patio and lawn plus a timber shed. A further paved path and plot is located to the side of the house.

Specification includes: double glazing and gas central heating. A degree of internal upgrading is required which is reflected in the asking price.

There is a reception hall which gives access to the ground floor apartments and there are stairs to the upper floor. The lounge is a bright dual aspect room with windows to the front and rear plus a mahogany style fireplace with inset electric fire. Next to the lounge is the kitchen, which has ample base and wall units, work surfaces and space for domestic appliances. The kitchen has windows to the side and rear and there is a door giving direct access to the enclosed back garden.

Upstairs leads to the Upper Landing with side window and hatch to the loft. There are two double sized bedrooms. The shower room features a three piece suite comprising: pedestal wash hand basin, wc and shower cubicle with "Triton" shower.

Early viewing is recommended. EPC = D

Measurements

Reception Hallway

Lounge

5.54m x 3.35m (18'2 x 11')

Kitchen

3.56m x 2.44m (11'8 x 8')

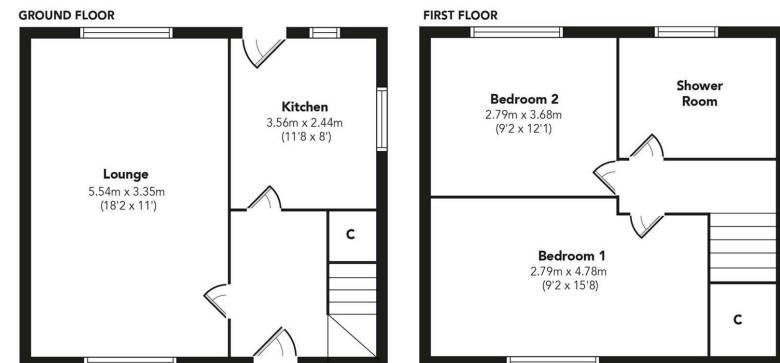
Bedroom 1

2.79m x 4.78m (9'2 x 15'8)

Bedroom 2

2.79m x 3.68m (9'2 x 12'1)

Shower Room



Floorplans are indicative only - not to scale
Produced by Plushplans 











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