



**5E, SHARP STREET, GOUROCK, PA19  
1UL**







## Description

Set within a popular cul de sac this one bedroom FIRST FLOOR FLAT is centrally located lying close to local shops, transport facilities and amenities including Cardwell Bay and the Battery Park. A degree of internal upgrading / redecoration is required which is reflected in the asking price.

Suits a variety of buyers including rental investors and first time purchasers. Specification includes: double glazing and gas central heating. Shared rear drying green.

Apartments comprise: Entrance Hallway by timber door with inbuilt cupboard. The rear facing Lounge features a two light window formation and is on open plan with the Kitchenette which offers white fitted units, marble style work surfaces and splashback tiling. Appliances include: gas cooker, fridge and freezer. There is a Shower Room/Utility with rear window plus shower cubicle and washing machine.

The double sized Bedroom is front facing and features a wardrobe and shallow cupboard. A Cloakroom leads to the WC compartment with two piece suite comprising: pedestal wash hand basin and wc.

Viewing is highly recommended for this affordable home. EPC = C

## Measurements

Hallway

Lounge  
3.96m x 5.31m (13'0 x 17'5)

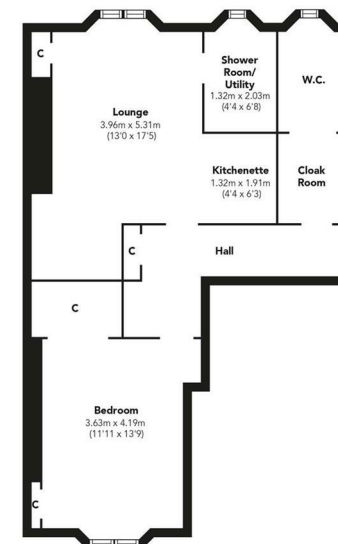
Kitchenette  
1.32m x 1.91m (4'4 x 6'3)

Shower Room/Utility  
1.32m x 2.03m (4'4 x 6'8)

Bedroom  
3.63m x 4.19m (11'11 x 13'9)

Cloakroom

WC Compartment



Floorplans are indicative only - not to scale  
Produced by Plushplans















The  
next  
step..



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