



17, BENTINCK
STREET, GREENOCK, PA16 7RN



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ESTATE AGENTS



Description

This is a rare opportunity to purchase a two/three bedroom MAIN DOOR & BASEMENT FLAT set in a desirable, rarely available West End tree lined street. There is a private front garden which leads to the entrance door. Two further rear doors offer direct access from both the ground floor and basement levels to the communal rear garden which is shared with the flat upstairs. In addition, a communal staircase at the side of the property provides access from Bentinck Street directly to the rear garden. There is potential to alter the current layout to create a three bedroom home or perhaps to form a self contained basement flat, subject to requisite permissions being granted.

Impressive ornate intricate period style detailing to cornices and ceiling roses. Specification includes: partial double glazing and gas central heating. Lies convenient for transport facilities and local amenities, including the waterfront at the Esplanade which is nearby.

Accommodation comprises: Entrance Vestibule by double timber doors which leads by stained glass double glazed door to the generous sized Reception Hallway with inbuilt cupboard and staircase to the basement rooms. The front facing bay windowed Lounge is a bright apartment with fyfestone fireplace and gas fire. There is a rear facing Dining Kitchen with French doors leading to the communal garden plus oak effect units, granite style work surfaces and splashback tiling. Appliances include: extractor hood, gas cooker, fridge and dishwasher. A double Bedroom is situated on this floor. The Shower Room with side window offers a pedestal wash hand basin, wc and shower cubicle.

An internal staircase leads to the Lower Hallway. There is 2nd Kitchen which could become a 3rd Bedroom with rear door to the garden. The 2nd Bedroom currently has a recess for a cabin style bed. A Boxroom with front window offers storage and is accessed from the downstairs Shower Room which features a three piece suite.

Must view. EPC= D

Measurements

Entrance Vestibule
Hallway
Lounge
4.55m x 6.10m (14'11 x 20'0)
Dining Kitchen
3.30m x 3.28m (10'10 x 10'9)
Bedroom 1
3.35m x 3.28m (11'0 x 10'9)
Shower Room
Downstairs Hall
2nd Kitchen/3rd Bedroom
3.43m x 5.05m (11'3 x 16'7)
Bedroom 2
2.08m x 3.23m (6'10 x 10'7)
Boxroom
1.30m x 3.58m (4'3 x 11'9)
Shower Room



Floorplans are indicative only - not to scale
Produced by Plushplans











The next step..



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