



31, MANOR CRESCENT, GOUROCK, PA19
1UZ





Description

Occupying a sought after location this three bedroom SEMI DETACHED VILLA offers an ideal family home. Enclosed gardens extend to the front and rear. The rear garden features a paved patio area which is perfect for relaxing on summer days plus there is an additional lower lawned section. Timber shed. The south facing front garden features a paved patio. A driveway provides off street parking. There are rear views beyond surrounding properties over Gourock to the River Clyde spanning from Gourock's Pierhead to the Battery Park with the Rosneath Peninsula and Argyll hills beyond.

There is a floored and lined loft with "Velux". Specification includes: majority double glazing and gas central heating (not tested). Conveniently situated for primary and secondary schooling, transport facilities and the centre of Gourock with all its amenities including the railway station with frequent service to Glasgow which is ideal for commuters.

Apartments comprise: Entrance Vestibule by UPVC double glazed door leads by further timber door to the Hallway. There is a bay windowed front facing Lounge. The Kitchen features white fitted units, grey toned work surfaces and splashback. A double glazed door gives access to the rear garden. An inbuilt cupboard has side window which is single glazed.

Stairs lead to the Upper Landing with side window. There are two double Bedrooms and 3rd single bedroom. The 2nd bedroom offers a fitted wardrobe. The Bathroom with rear window offers a three piece suite comprising: pedestal wash hand basin, wc and bath.

Early inspection is essential for this family home. EPC = D.

Offers Over £185,000

Measurements

Entrance Vestibule

Hallway

Lounge

5.38m x 3.28m (17'8 x 10'9)

Kitchen

2.29m x 5.51m (7'6 x 18'1)

Upper Landing

Bedroom 1

4.72m x 3.10m (15'6 x 10'2)

Bedroom 2

2.67m x 3.12m (8'9 x 10'3)

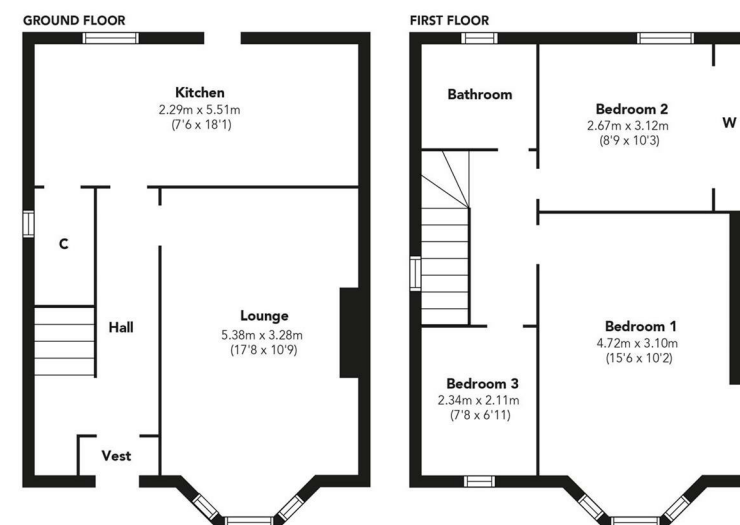
Bedroom 3

2.34m x 2.11m (7'8 x 6'11)

Bathroom

Loft

4.98m x 3.07m (16'4 x 10'1)



Floorplans are indicative only - not to scale
Produced by Plushplans











Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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