



**ST MICHAEL'S SCHOOLHOUSE, 2B,
BRIDGEND AVENUE, PORT**



 **neillclerk**
ESTATE AGENTS



Description

CLOSING DATE FRIDAY 4TH APRIL AT 11AM

Offering an ideal family home within a sought after location this three bedroom SEMI DETACHED VILLA used to be the janitor's house for St Michael's Primary School which is next to the property. Enclosed gardens extend to the front and rear. The property is set within lawned gardens which extend to the front, side and rear. There are partial rear views beyond trees and surrounding properties from upstairs to the River Clyde and hills in the distance.

Specification includes: double glazing and gas central heating. Conveniently situated for amenities, local shops, schooling and transport facilities.

The family accommodation comprises: Hallway by UPVC double glazed door with under stair cupboard. There is a front facing Lounge with door leading to the Dining Area which overlooks the rear garden and is also on open plan with the Kitchen. The kitchen with rear and side windows can also be accessed directly by door from the hall and features a range of beech style units, black granite effect work surfaces plus splashback tiling. Appliances include: extractor hood, electric ceramic hob and oven. A UPVC door leads to the side of the property.

Stairs lead to the Upper Landing with side window, inbuilt cupboard and hatch to the loft. There are two double sized Bedrooms and 3rd single Bedroom. The Shower Room benefits from a rear facing window plus three piece suite offering: pedestal wash hand basin, wc and shower cubicle with chrome style shower. Additional features include: wet wall panelling.

Viewing is advised for this three bedroom family home. EPC = D

Measurements

Hallway

Lounge

3.63m x 3.84m (11'11 x 12'7)

Dining Area

2.39m x 2.69m (7'10 x 8'10)

Kitchen

2.69m x 4.09m (8'10 x 13'5)

Upper Landing

Bedroom 1

3.86m x 3.84m (12'8 x 12'7)

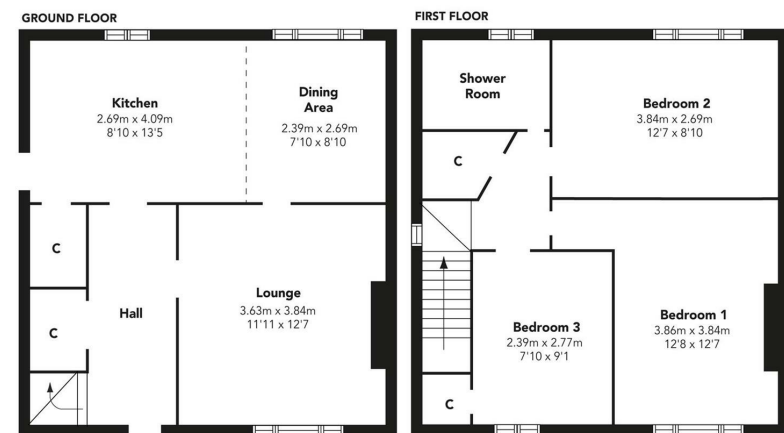
Bedroom 2

3.84m x 2.69m (12'7 x 8'10)

Bedroom 3

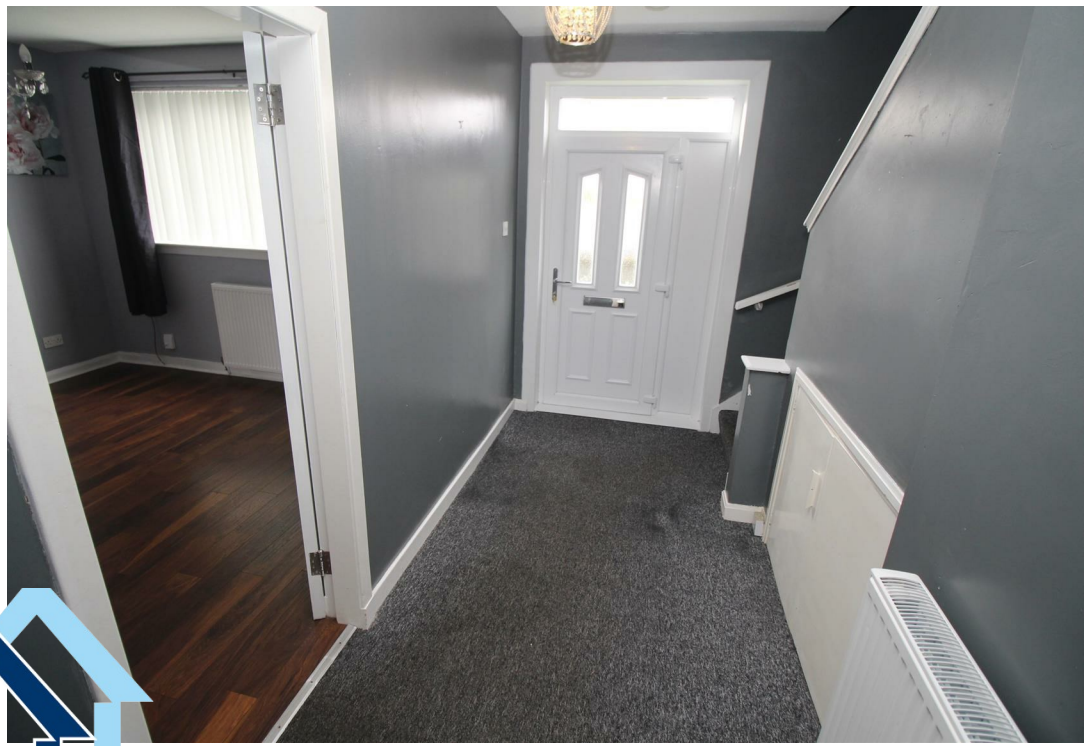
2.39m x 2.77m (7'10 x 9'1)

Shower Room



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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