



93, FANCY FARM
ROAD, GREENOCK, PA16 7NE





Description

Occupying a sought after corner setting in the desirable Fancy Farm area this two bedroom SEMI DETACHED VILLA features unusually spacious gardens which include a paved driveway providing off street parking for one car. The enclosed garden has a wall to the perimeter and features lawned/paved plots which extend to the front, side and rear. There is a timber shed and cellar store located to the side of the house.

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

This first time purchase or family home comprises: Entrance Hall by UPVC double glazed door. There is a bright Lounge with front facing window and fireplace with marble surround and inset electric fire.

The rear facing Kitchen benefits from white high gloss units, marble effect work surfaces and splashback tiling. Appliances include: extractor hood, electric ceramic hob and oven. A double glazed door leads to the rear garden. There is also a storage cupboard and WC compartment with rear window.

Stairs lead to the Upper Landing with side window plus hatch to the loft which is partially floored and accessed by metal pull down ladder. There are two double sized Bedrooms. The 1st bedroom features a bank of fitted wardrobes and cupboard storage. The Bathroom with rear window has a three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower. Specification includes: wall and floor tiling.

Inspection is recommended for this rare opportunity to purchase a home in this location within a generous sized corner plot. EPC = D.

Measurements

Entrance Hall

Lounge
3.73m x 4.52m (12'3 x 14'10)

Kitchen
2.59m x 4.78m (8'6 x 15'8)

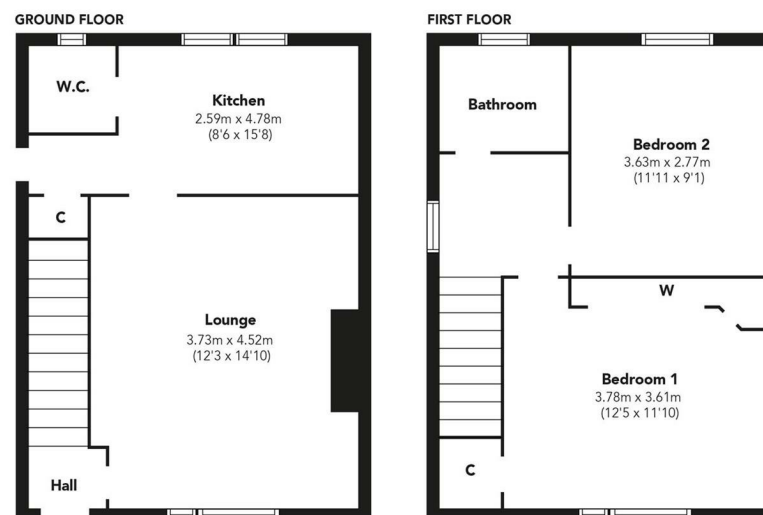
WC Compartment

Upper Landing

Bedroom 1
3.78m x 3.61m (12'5 x 11'10)

Bedroom 2
3.63m x 2.77m (11'11 x 9'1)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans 











The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



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.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)