



93, FANCY FARM
ROAD, GREENOCK, PA16 7NE



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ESTATE AGENTS



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)

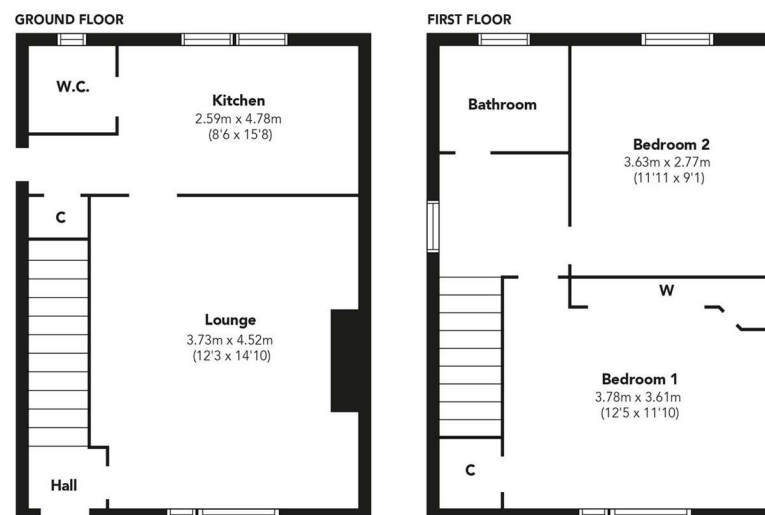
WC Compartment

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 











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