



62, MANOR CRESCENT, GOUROCK, PA19  
1XA



neillclerk  
ESTATE AGENTS







## Description

Occupying a corner site and offering this three bedroom END TERRACED VILLA occupies a highly popular address. A degree of internal upgrading and modernisation is required which is reflected in the asking price. Once these works are completed this property will offer an ideal family home. A driveway provides essential off street parking for one car. The rear garden features a sloping lawned area and is partially enclosed by hedging. There is a lawned front garden.

Specification includes: double glazing and gas central heating system. There is a loft. Lies close to schooling and the Cardwell Bay area with all its amenities / transport facilities.

Apartments comprise: Entrance Hallway by single glazed timber door. The front facing Lounge benefits from a three light bay window, ornate fireplace and shelved corner alcove. There is a rear facing Dining Room which overlooks the rear garden and leads to the kitchen.

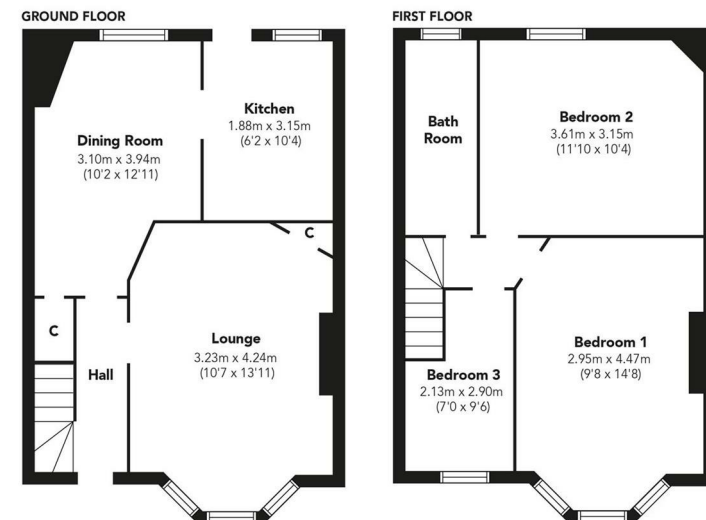
The Kitchen features basic fitted units. A double glazed door leads to the rear garden.

Stairs lead to the Upper Landing with glazed hatch to the loft. There are two double sized Bedrooms and 3rd single Bedroom. Bedroom 1 features a three light bay window which offers views towards the River Clyde and hills beyond. The 1st and 2nd bedrooms also benefit from ornate fireplaces. The Bathroom with rear window offers a basic three piece suite comprising: pedestal wash hand basin, wc and bath with "Mira" shower. Additional features include: partial wall tiling and chrome style heated towel rail.

Immediate viewing is advised for this opportunity to purchase a home which you can upgrade to suit your needs within a sought after location. EPC = D.

## Measurements

Hallway  
Lounge  
3.23m x 4.24m (10'7 x 13'11)  
Dining Room  
3.10m x 3.94m (10'2 x 12'11)  
Kitchen  
1.88m x 3.15m (6'2 x 10'4)  
Upper Landing  
Bedroom 1  
2.95m x 4.47m (9'8 x 14'8)  
Bedroom 2  
3.61m x 3.15m (11'10 x 10'4)  
Bedroom 3  
2.13m x 2.90m (7'0 x 9'6)  
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](http://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](mailto:sales@neillclerk.co.uk)**

**w: [www.neillclerk.co.uk](http://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)