



210, OLD INVERKIP  
ROAD, GREENOCK, PA16 9EL



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ESTATE AGENTS



## *Description*

This is a rare opportunity to purchase a two bedroom, two public room DETACHED BUNGALOW within this popular residential area. Extensive modernisation and upgrading is required which is reflected in the asking price this home would offer a project for a builder or DIY enthusiast. There is development potential to convert the floored and lined loft into additional living space, subject to requisite permissions being granted.

A paved driveway leads to a timber garage with rear courtesy door. The property benefits from lawned gardens with mature shrubs which extend to the front and rear. A further plot behind the greenhouse has shrubs and an old shed. There is partial double glazing. The loft is reached by a metal pull down ladder and has a skylight. Lies convenient for transport facilities, primary and secondary schooling which is perfect for families.

Apartments comprise: Entrance Vestibule by double timber door. A single glazed door leads to the Reception Hallway. There is a bright front facing Lounge features a double glazed bay window, coving, ceiling rose and tiled fireplace with gas fire (not tested). The lounge could also be used as an additional bedroom. The separate Dining Room has a two light rear facing window and marble fireplace with living flame gas fire (not tested) and shelved alcove.

There is a basic Kitchen with windows to the side and rear. There are oak style units, work surfaces and partial wall tiling. The Rear Porch has a single glazed door leading to the garden and side windows.

There are two double sized Bedrooms on the ground floor both with inbuilt cupboards. The 1st bedroom has a double glazed five light box bay window. The Bathroom with side window features a three piece suite offering a pedestal wash hand basin, wc and bath with "Triton" shower.

Viewing is highly recommended for a chance to purchase a detached home requiring renovation in this location. EPC = G.

## *Measurements*

Entrance Vestibule

Hallway

Lounge

3.78m x 3.96m (12'5 x 13'0)

Dining Room,

4.80m x 3.66m (15'9 x 12'0)

Kitchen

4.11m x 2.01m (13'6 x 6'7)

Rear Porch

Bedroom 1

3.61m x 3.96m (11'10 x 13'0)

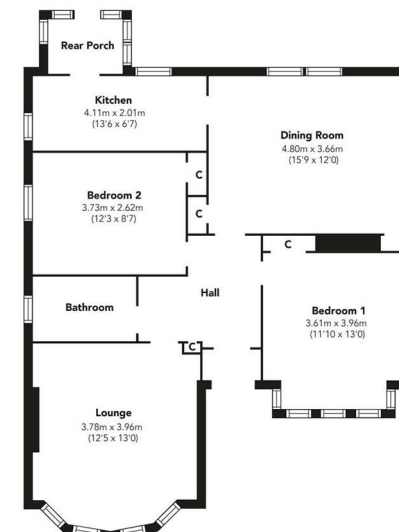
Bedroom 2

3.73m x 2.62m (12'3 x 8'7)

Bathroom

Floored & Lined Loft

4.52m x 5.84m (14'10 x 19'2)



Floorplans are indicative only - not to scale  
Produced by Plushplans 











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