



10, ARRAN AVENUE, PORT
GLASGOW, PA14 6BJ



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ESTATE AGENTS



Description

Set back from the road with a spacious front garden this two bedroom SEMI DETACHED VILLA offers an ideal family home within a popular residential area. There is a paved driveway providing off street parking for one car. Conveniently situated for transport facilities and amenities.

Specification includes: double glazing and gas central heating. The front garden features a lawned next to the driveway with hedging/wall/fencing to the perimeter. Within the rear garden is a decked area accessed by French doors, paved patio and lawned plot with fencing to the boundary. The rear garden backs onto woodland.

Family apartments comprise: Hall by UPVC double glazed door with glazed side panel and understair cupboard. There is a dual aspect Lounge with window to the front and French doors leading to the rear garden plus a recessed electric fire. The rear facing Kitchen has soft cream high gloss units, black work surfaces and feature marble effect tiled splashback. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, washing machine and fridge/freezer. A double glazed door leads to the side garden.

Stairs lead to the Upper Landing with side window which offers views towards the River Clyde continuing to Helensburgh beyond and hatch to loft. There are two double sized Bedrooms both with wardrobe storage. There is a generous sized rear facing Bathroom with four piece suite comprising: pedestal wash hand basin, wc, bath and double sized shower cubicle with chrome style shower. Additional features include: wall tiling.

Viewing is highly recommended for this ideal family home. EPC = D.

Measurements

Hallway

Lounge
5.87m x 5.18m (19'3 x 17'0)

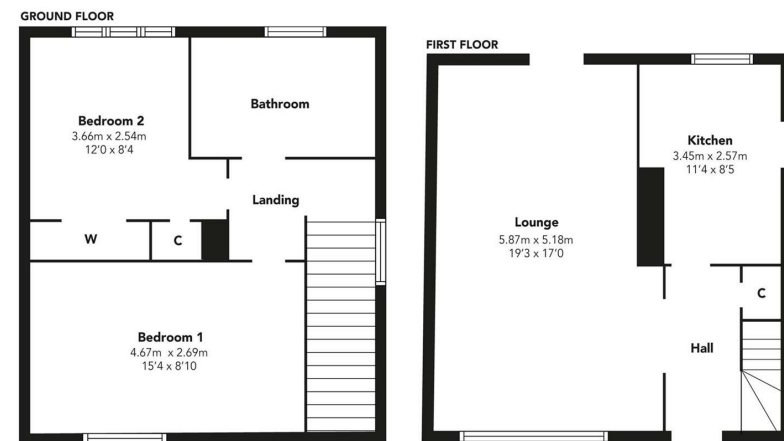
Kitchen
3.45m x 2.57m (11'4 x 8'5)

Upper Landing

Bedroom 1
4.67m x 2.69m (15'4 x 8'10)

Bedroom 2
3.66m x 2.54m (12'0 x 8'4)

Bathroom

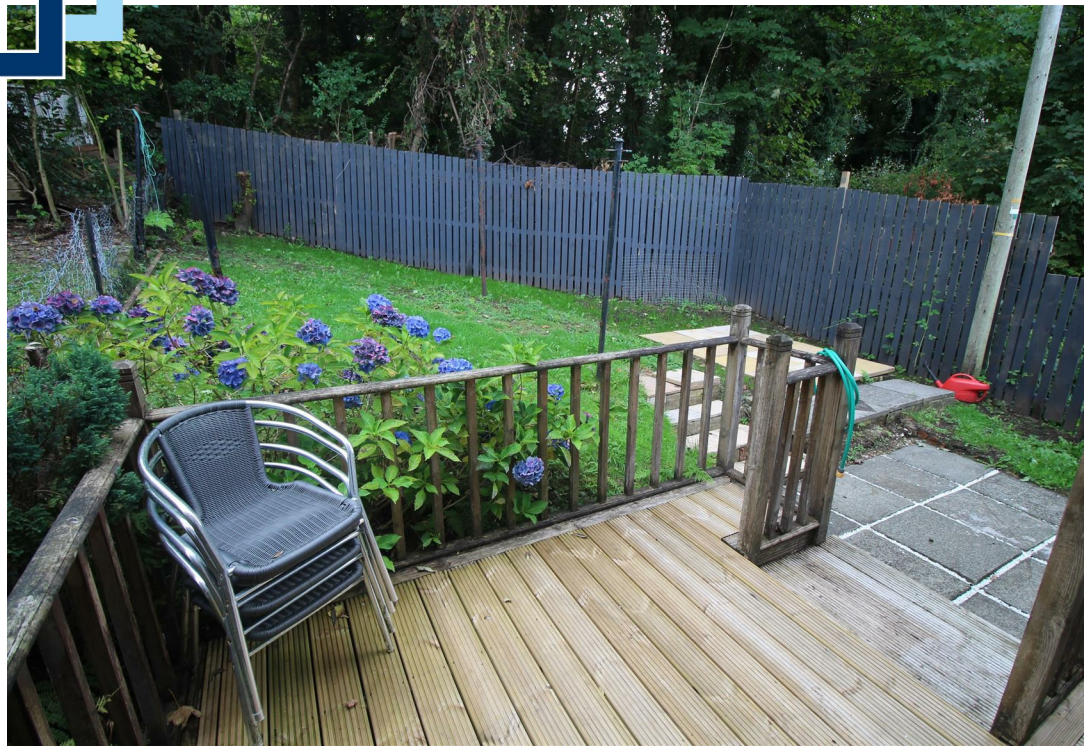


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