



61, MALLARD
CRESCENT, GREENOCK, PA16 7BD



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ESTATE AGENTS



Description

Occupying a rarely available and popular location close to Clydevue Academy this beautifully presented and upgraded two bedroom SEMI DETACHED VILLA also features a boxroom and floored/lined loft with side window. Offers an impressive first time purchase or ideal family home. A driveway provides essential off street parking for one car. The property is conveniently positioned for transport facilities and lies next to the Coves Reservoir Local Nature Reserve.

There are enclosed gardens which extend to the front and rear,. The front garden features a lawn and decked area. French doors from the lounge lead to the enclosed, landscaped rear garden with lawned and decked area which is perfect for family living. Specification includes: double glazing, gas central heating and herringbone laminate flooring.

Impressive stylish apartments comprise: Entrance Hallway by UPVC double glazed door with side window and vertical radiator. The airy dual aspect Lounge features window to the front and French doors giving access to the rear garden plus offers space for a dining table and chairs. There is a quality fitted Kitchen with white high gloss units, oak style work surfaces, splashback and vertical radiator. Appliances include: stainless steel chimney extractor hood, gas hob and electric oven. A UPVC double glazed door leads to the garden.

Stairs lead to the Upper Landing. There are two double sized Bedrooms. Bedroom 1 benefits from fitted wardrobes offering excellent storage. The Box Room has a side window with stair leading to the loft. There is a rear facing quality Bathroom with vanity wash hand basin set within white high gloss unit, wc and shower bath with chrome style shower. Additional features include: wet wall panelling, chrome style heated towel rail and decorative panelled ceiling with downlighters.

Early viewing is highly recommended for this home. EPC = C.

Measurements

Hallway

Lounge

3.51m x 5.64m (11'6 x 18'6)

Kitchen

2.95m x 3.07m (9'8 x 10'1)

Upper Landing

Bedroom 1

2.77m x 3.45m (9'1 x 11'4)

Bedroom 2

2.79m x 4.17m (9'2 x 13'8)

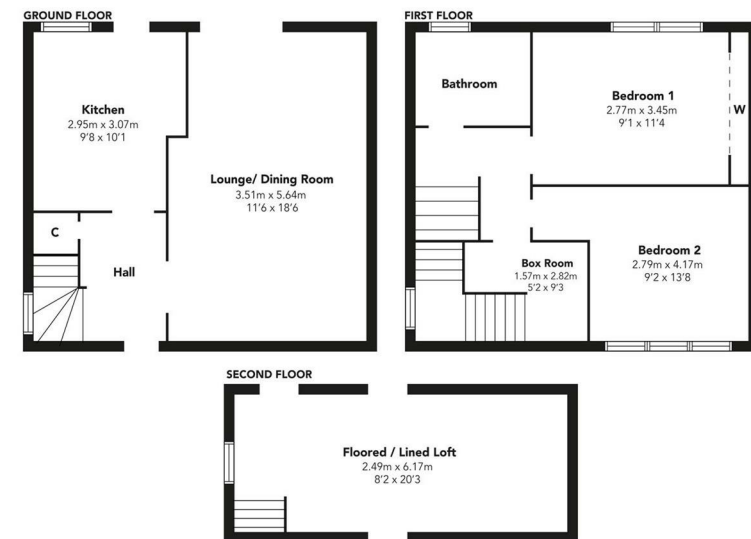
Boxroom

1.57m x 2.82m (5'2 x 9'3)

Bathroom

Floored & lined loft

2.49m x 6.17m (8'2 x 20'3)

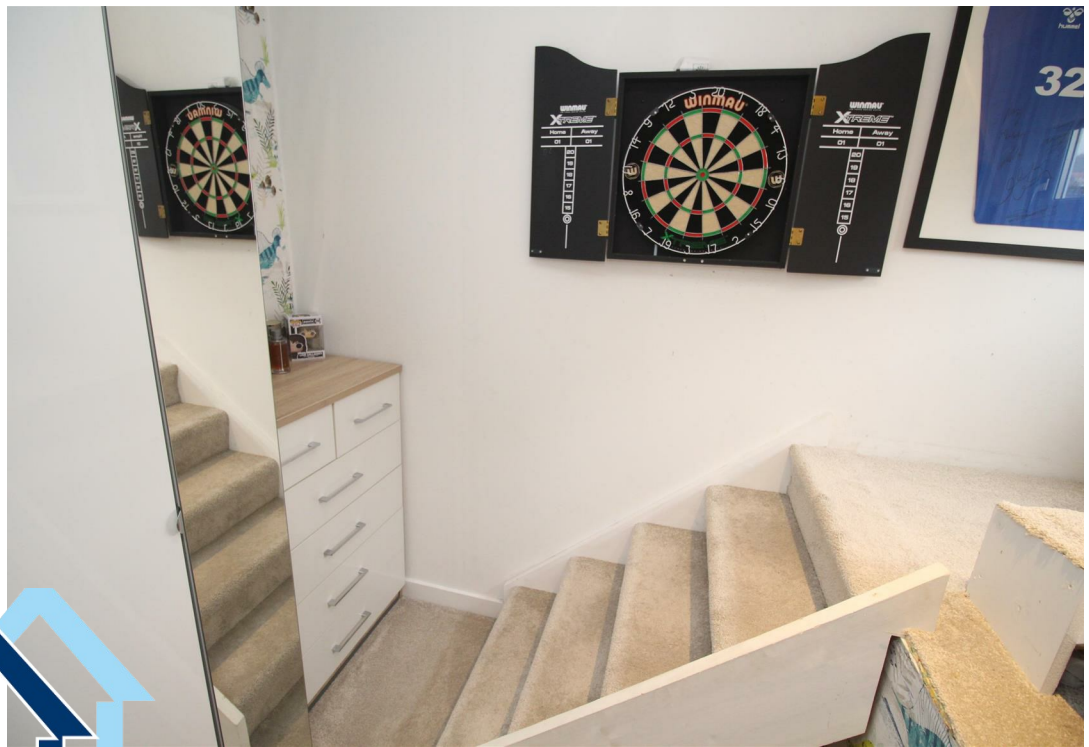


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