



5, MARGARET STREET, GOUROCK, PA19
1UJ





Description

Set in seldom available cul de sac location this is a rare opportunity to purchase a substantial CONVERTED SEMI DETACHED VILLA set over three levels offering flexible living which benefits from both private front and rear doors. Private driveway leads to the garage. A private paved section of enclosed garden is located next to the garage. In addition, there is a communal lawned rear garden with mature shrubs and private front facing rose bed.

Specification includes: double glazing and gas central heating. Cellar store with side entrance. Conveniently located for local amenities, transport facilities and nearby shops. The waterfront at nearby Cardwell Bay and the Battery Park are just a short walk away. Development potential exists to possibly convert the garage and entrance porch into additional accommodation and/or to perhaps alter the current internal layout to create a dining kitchen and downstairs master bedroom with ensuite shower room. Architect drawings are available for persual.

Apartments comprise: Entrance Porch by UPVC double glazed door with front facing window and additional rear door / window formation. A further door leads to the Hallway. There is a bay windowed Lounge with ornate cornice and shelved alcove. The Utility Room with side window offers basic fitted units and a pulley.

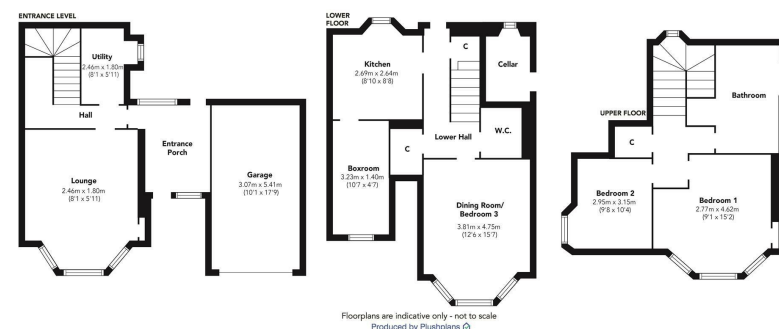
Stairs lead to the Lower Hallway with rear door giving access to the communal garden. There is a WC compartment with two piece suite. The front facing bay windowed room could either be a 3rd Bedroom or Dining Room. The rear facing Kitchen features olive toned units, granite effect work surfaces and splashback tiling. There is a Boxroom.

Stairs lead to the Upper Landing with cupboard featuring a hatch leading to floored loft with "Velux". There are two double sized Bedrooms. The upgraded Bathroom features a side window, plus four piece suite comprising: shower cubicle, refitted vanity wash hand basin, wc, bath with mixer shower.

Must view. EPC = D.

Measurements

Entrance Porch
Hall
Lounge
2.46m x 1.80m (8'1 x 5'11)
Utility Room
2.46m x 1.80m (8'1 x 5'11)
Lower Hallway & WC
Bedroom 3 / Dining Room
3.81m x 4.75m (12'6 x 15'7)
Kitchen
2.69m x 2.64m (8'10 x 8'8)
Boxroom
3.23m x 1.40m (10'7 x 4'7)
Upper Landing
Bedroom 1
2.77m x 4.62m (9'1 x 15'2)
Bedroom 2
2.95m x 3.15m (9'8 x 10'4)
Bathroom
Garage
3.07m x 5.41m (10'1 x 17'9)













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