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Estate Agents*

90 PENNYFERN ROAD, GREENOCK, PA16 9HE

OFFERS OVER £98,000

2 BEDROOM HOUSE - MID TERRACE

EPC BAND:C

A delightful family home this MID TERRRACED VILLA is in a seldom available location with views towards the Firth of Clyde from front and views over The Greenock Cut to the rear, A well proportioned accommodation, plus family enclosed gardens to the front and rear. Presented in good order throughout.

Comprising Entrance Hallway with storage cupboard, Bright and Spacious Lounge/Dining room with windows to front and rear, Laminate flooring throughout.

Modern Fitted Kitchen with floor and wall mounted units, Range Gas Hob and Double Oven with Extractor Hood, Access to rear garden.

Two Double Bedrooms one with fitted floor to ceiling wardrobes and further built in storage cupboard and other Bedroom with built in storage cupboard.

Family Bathroom with Three piece white vanity suite and over the bath wall mounted Shower and screen, tiling throughout.

The specification of the property includes Gas Central Heating and Double Glazing.

The extensive front and rear gardens are laid mainly to lawn with patio and decked area to rear.

Immediate inspection is essential for this outstanding family accommodation and the locale that is on offer.

Lounge
20'0" x 10'7" (6.12 x 3.25)



Kitchen
8'6" x 10'4" (2.61 x 3.15)



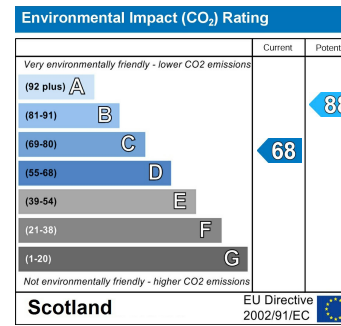
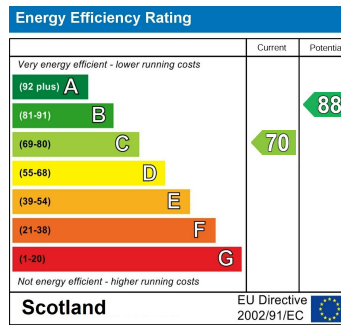
Bedroom 1
16'8" x 9'10" (5.10 x 3.02)



Bedroom 2
13'4" x 9'5" (4.08 x 2.88)



Bathroom
5'10" x 5'2" (1.79 x 1.60)



IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

