



*Brian Harkins  
Estate Agents*

*239 MARLOCH AVENUE, PORT GLASGOW, PA14 6HE*

*OFFERS OVER £59,500*

*C/TAX BAND: A*

*3 BEDROOM HOUSE - SEMI-DETACHED*

*EPC BAND:D*

\*\*\*CLOSING DATE THURSDAY 3RD OCTOBER @ 12 NOON \*\*\*

\*\*CASH PURCHASE ONLY NON TRADITIONAL CONSTRUCTION\*\*

This SEMI DETACHED VILLA offers a superb family home with large gardens at front, rear and side. Close to local Schooling, Transport links and local shops.

Comprising Entrance Hallway with storage cupboards. Bright and spacious Lounge with Dual windows to the front, Double storage cupboard, Laminate flooring throughout.

Fitted Dining Kitchen with storage in the form of both floor and wall mounted units. The property's boiler is house in this area. Access to rear garden.

Three Good sized Double Bedrooms two with built in storage cupboards.

Bathroom with shower cubicle and electric shower, two-piece bathroom suite, Wet wall panels throughout, Heated Towel Rail.

The specification of this property includes Double Glazing and Gas Central Heating throughout. Loft Storage.

Generous garden grounds to front, rear and side laid mainly with lawn with surrounding hedging.

Internal viewing is a must to appreciate this family accommodation.

### Lounge

14'7" x 12'0" (4.46m x 3.68m)



### Kitchen

14'4" x 8'11" (4.38m x 2.72m)



### Bedroom 2

13'10" x 10'0" (4.23m x 3.05m)



### Bedroom 1

10'4" x 10'6" (3.16m x 3.22m)



### Bedroom 3

14'8" x 10'9" (4.48m x 3.30m)

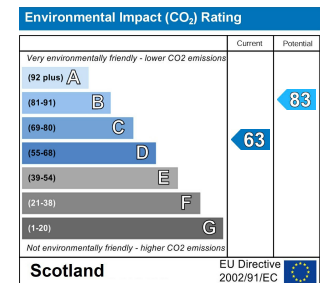
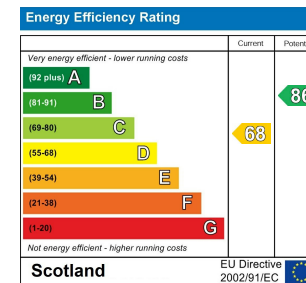
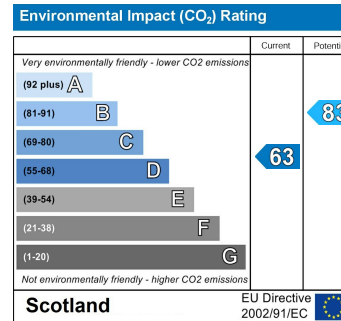
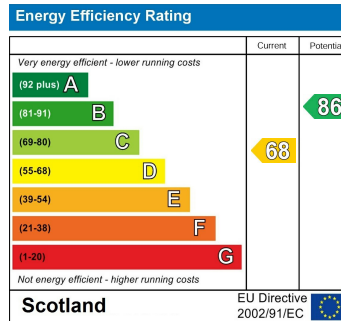


**Bathroom**  
6'4" x 5'10" (1.94m x 1.78m)



**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.



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