



*Brian Harkins
Estate Agents*

13 BROWN STREET, GREENOCK, PA15 2DG

OFFERS OVER £87,000

C/TAX BAND: A

2 BEDROOM HOUSE - MID TERRACE

EPC BAND: C

Offering an ideal family home this spacious and stylish MID TERRACED VILLA is situated in a highly popular residential location with transport links and local amenities close at hand.

Comprising of Welcoming Reception Hallway with laminate flooring throughout. Bright and Spacious Lounge, large window looking onto front garden with door leading into Kitchen, Laminate flooring throughout. Family Dining Kitchen with ample storage unit in the form of both wall and floor mounted, Electric Hob and Oven with access to rear garden.

On the upper level there are Two good sized Double Bedrooms one with storage cupboard one looking out to front and other onto rear garden.

Bathroom with three piece bathroom suite and mixer shower, tiling throughout. Access to loft storage space.

Enclosed rear garden laid mainly to lawn with slabbed patio area.

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

Early viewing is highly recommended to fully appreciate both the property and the locale on offer.

Lounge

14'10" x 11'5" (4.53 x 3.50)

Kitchen

18'3" x 10'1" (5.57 x 3.09)



Bedroom 1

14'11" x 11'5" (4.55 x 3.50)



Bathroom

8'0" x 6'9" (2.45 x 2.07)



Bedroom 2

10'2" x 9'7" (3.11 x 2.93)



IMPORTANT NOTE TO PURCHASERS:

****MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale**

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.



