



*Brian Harkins  
Estate Agents*

*19 MACMILLAN DRIVE, GOUROCK, PA19 1SW*

*OFFERS OVER £133,000*

*C/TAX BAND: A*

*2 BEDROOM HOUSE - END TERRACE*

*EPC BAND:D*

This is an attractive END TERRACED VILLA set within a popular location which would be an excellent family accommodation. The spacious accommodation is in excellent order throughout and has been upgraded by the present owner to a high standard. Mono block Driveway.

Comprising of Welcoming Hallway with Laminate flooring throughout, Bright and Stylish Lounge with window to the front, Laminate flooring throughout. Modern fitted kitchen with ample storage in the form of floor and wall mounted high gloss units, Gas Range Cooker, Stylish Stainless Steel Chimney Extractor, door onto rear garden.

On the upper landing there are two good-sized Double Bedrooms one with fitted wardrobes.

The family Bathroom with two-piece white vanity suite and separate shower cubicle wall mounted Electric shower, wet wall panels throughout. Loft access.

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

The extensive garden grounds to the front/side and rear are laid mainly to lawn with mature shrubs and hedging. Mono block Driveway at front.

COUNCIL TAX BAND A

Immediate viewing is required to fully appreciate the accommodation on offer and to see the high finished specification throughout.

### **Lounge**

*15'1" x 11'9" ( 4.6 x 3.6)*



### **Kitchen**

*11'5" x 9'2" (3.5 x 2.8)*



### **Bedroom 1**

*12'9" x 11'9" (3.9 x 3.6)*



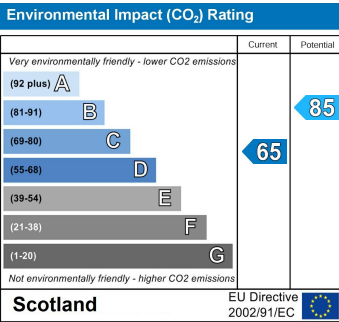
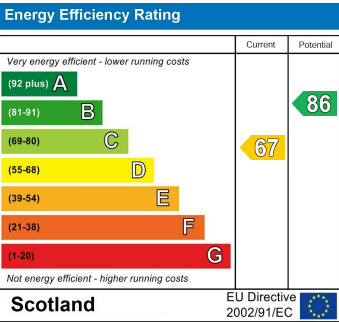
### **Bedroom 2**

*12'9" x 9'6" ( 3.9 x 2.9 )*



### **Bathroom**

*7'6" x 5'6" (2.3 x 1.7)*



### 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.

