



*Brian Harkins
Estate Agents*

23 COLL AVENUE, PORT GLASGOW, PA14 6AB

OFFERS OVER £113,000

C/TAX BAND: A

3 BEDROOM HOUSE - MID TERRACE

EPC BAND: C

This MID TERRACED VILLA offers a superb family home offering views towards the River Clyde with front and rear garden. Located in a popular and convenient residential area is an ideal family home close to excellent amenities.

Comprising Entrance Reception Hallway with under stairs storage. Bright and Spacious Lounge with windows to the front and rear of the room offering plenty of natural light to flow through.

Modern fitted kitchen is made up of gloss wall and floor mounted units with work surfaces and laminate flooring gives a modern feel. Includes Electric Oven, Electric Hob and Stainless-Steel Chimney Extractor.

Three Good sized Bedrooms, one offering stunning views across the River Clyde and two with fitted wardrobes. The smaller bedroom boasts a large boiler storage cupboard.

Bathroom with two piece white vanity suite with enclosed shower cubicle, wet wall and laminate flooring.

The property specification includes Double Glazing and Gas Central Heating throughout.

Front garden Terrace with patio and spacious Rear garden is laid mainly to lawn

Viewing is Highly Recommended to fully appreciate the accommodation on offer.

Lounge

19'7" x 10'7" (5.99m x 3.25m)



Kitchen

11'10" x 7'4" (3.63m x 2.25m)



Bedroom 1

16'3" x 8'7" (4.96m x 2.64m)



Bedroom 2

10'9" x 9'5" (3.29m x 2.89m)



Bedroom 3

7'3" x 7'7" (2.23m x 2.33m)



Bathroom
 6'3" x 5'7" (1.93m x 1.71m)



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.



