



*Brian Harkins  
Estate Agents*

*46 BARDRAINNEY AVENUE, PORT GLASGOW, PA14 6HB*

*OFFERS OVER £108,000*

*C/TAX BAND: A*

*2 BEDROOM HOUSE - SEMI-DETACHED*

*EPC BAND:C*



This SEMI DETACHED VILLA offers a superb family home. Bright and Spacious situated in a sought after residential location. The area has good local amenities and is easily accessible by the regular bus services. Enclosed Front and Rear Gardens.

Accommodation comprises; Welcoming Reception Hallway, Under stairs Storage Cupboard, Bright and Spacious sitting room with windows to front and rear, Laminate Flooring throughout. Fitted Kitchen with ample storage in both floor and wall mounted units, Gas Hob and Electric Oven, storage cupboard. Access to rear garden.

On the upper Landing there are two good Size Double Bedrooms one with mirror fitted wardrobes.

Family Bathroom with three- piece white suite, electric shower and wet wall throughout.

Enclosed Gardens to the front, side and rear. The Rear is laid mainly to lawn with decked patio area.

The property is fully Double Glazed and has Gas Central Heating.

COUNCIL TAX BAND A

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

### **Lounge**

*17'9" x 10'5" (5.43m x 3.20m)*



### **Kitchen**

*10'3" x 7'8" (3.14m x 2.34m)*



### **Bedroom 1**

*15'3" x 8'7" (4.67m x 2.63m)*



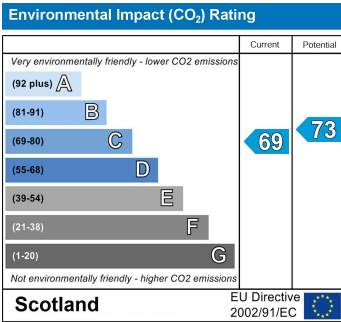
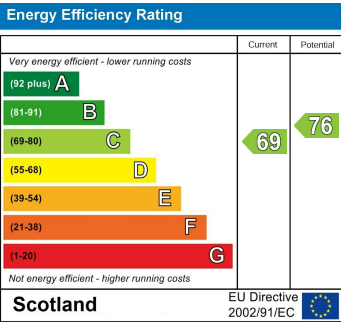
### **Bedroom 2**

*8'6" x 11'11" (2.61m x 3.64m)*



### **Bathroom**

*5'11" x 5'4" (1.81m x 1.63m)*



### 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.

