



*Brian Harkins
Estate Agents*

12 FANCY FARM ROAD, GREENOCK, PA16 7LH

OFFERS OVER £118,000

C/TAX BAND: A

2 BEDROOM HOUSE - SEMI-DETACHED

EPC BAND:D

This SEMI-DETACHED VILLA set within a popular location would make an excellent family home. The spacious home is in excellent decorative order throughout, close to local schools and transport links. We would recommend early viewing of this home to fully appreciate its offering.

Comprising of Porch Entrance leading into into a stylish Lounge which offers a lot of natural light due to the front and rear facing windows. Wooden flooring throughout.

Modern fitted Kitchen with ample storage in the form of floor and wall mounted units, Induction hob, Electric Oven, and chimney Extractor, Wooden flooring throughout and exit into back garden via porch space.

On the upper landing there are two good-sized Double Bedrooms with one facing front of the property and one facing the rear. Laminate flooring in both rooms.

Modern Family Bathroom with two-piece white vanity suite and enclosed shower cubicle. Tiled flooring and walls made up of both tiles and wet wall.

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

Front of the property is laid mainly to lawn with a monobloc driveway providing off street parking. Spacious rear garden offers a patio area as well as a spot of artificial lawn which current owner utilises as an outdoor dining space.

Lounge
18'8" x 11'5" (5.7 x 3.5)



Kitchen
9'2" x 7'8" (2.81 x 2.36)



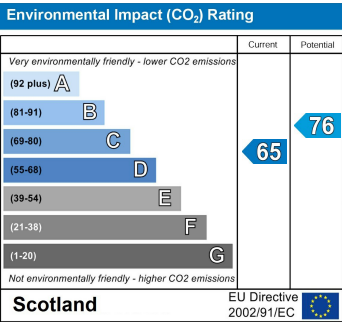
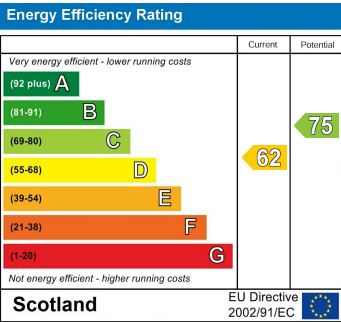
Bedroom 1
12'8" 8'11" (3.88 x 2.72)



Bedroom 2
11'8" x 9'4" (3.56 x 2.85)



Bathroom
6'0" x 5'3" (1.85 x 1.61)



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.

