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Estate Agents*



14 OXFORD AVENUE, GOUROCK, PA19 1XU

OFFERS OVER £208,000

C/TAX BAND: D

3 BEDROOM BUNGALOW - SEMI DETACHED

EPC BAND:D

****CLOSING DATE WEDNESDAY 3RD SEPTEMBER
@ 12 NOON****

An exceptionally appealing and beautifully presented SEMI DETACHED BUNGALOW enjoying a superb location moments from picturesque Cardwell Bay area. A beloved family home for many years, the property offers generous/highly flexible accommodation and boasts magnificent mature gardens with Driveway and Garage.

The internal accommodation is in immaculate move-in condition throughout, comprising: Entrance Vestibule leading into Reception Hallway, Comfortable open plan Dining Lounge room with focal fireplace, large front facing window.

Well equipped Breakfasting Kitchen which has been fitted with a variety of contemporary base and wall mounted units, with contrasting worktops, Electric Hob and Double Oven, serving hatch, door leading onto rear garden grounds.

Generously proportioned three Bedrooms two with views towards Firth of Clyde.

Family Bathroom comprising two piece white suite and walk in shower cubicle, Wet Wall panels throughout. Additional Cloakroom Toilet.

To the front of the house a large driveway leads to a single garage and is bordered by a mature trees, Lawn and patio areas. To the rear is an idyllic mature garden which enjoys well kept lawn, a variety of flowering bushes, shrubs and delightful mature trees.

The specification includes Double Glazing and Gas Central Heating.

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

Dining Lounge
16'6" x 17'0" (5.04m x 5.20m)

Breakfasting Kitchen
13'0" x 8'3" (3.97m x 2.53m)



Bedroom 1
11'0" x 12'4" (3.36m x 3.77m)



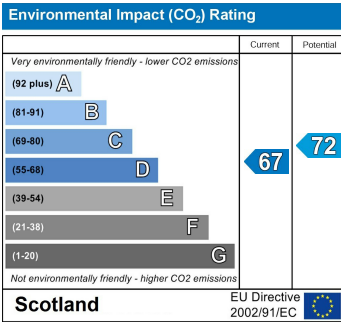
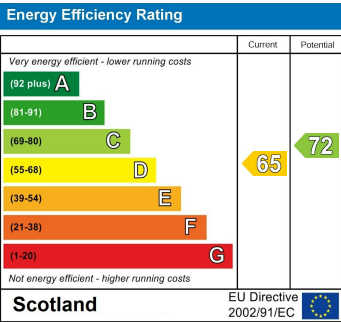
Bedroom 2
10'11" x 7'6" (3.34m x 2.29m)



Bedroom 3
10'1" x 10'11" (3.08m x 3.35m)



Bathroom
7'10" x 7'0" (2.40m x 2.14m)



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.

