

*Brian Harkins
Estate Agents*



6 MARLOCH AVENUE, PORT GLASGOW, PA14 6LH

OFFERS OVER £115,000

C/TAX BAND: A

3 BEDROOM HOUSE - END TERRACE

EPC BAND:D

***** CLOSING DATE FRIDAY 3RD OCTOBER @ 12 NOON***** A fabulous chance to purchase this spacious **END TERRACED VILLA**, the property is an ideal family accommodation with Enclosed garden grounds to rear. Close to local schooling and amenities.

The accommodation comprises of Entrance Porch with storage cupboard, Welcoming Reception Hallway, storage under stairs. Bright and Spacious Lounge with large picture frame window to the front, Dining Area on open plan with window to the rear, further storage cupboard.

Fitted Breakfasting Kitchen with ample storage in the form of both floor and wall mounted units and a door leading out to the back garden.

On the upper landing there are three good sized Double Bedrooms with two of these facing out to the rear of the property and one to the front.

The Family Bathroom with Three piece white vanity suite and over bath wall mounted shower.

The front garden is laid mainly to lawn with mature shrubs and the rear garden is laid mainly to pathed patio area with lawn terrace.

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

COUNCIL TAX BAND A

Immediate inspection is essential for this outstanding sized family accommodation and the locale that is on offer.

Lounge / Dining
12'0" x 21'4" (3.68m x 6.51m)



Kitchen
10'3" x 12'7" (3.14m x 3.84m)



Bedroom 1
10'0" x 12'4" (3.07m x 3.78m)



Bedroom 2
12'3" x 10'4" (3.74m x 3.17m)



Bedroom 3
2.68m x 3.15m



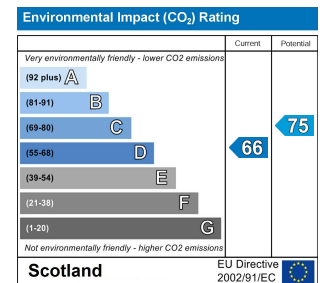
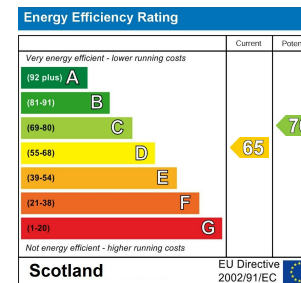
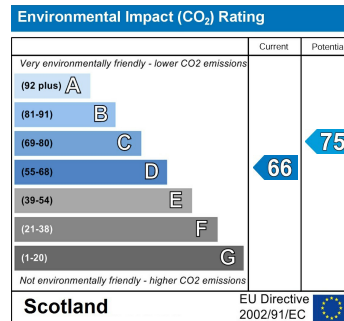
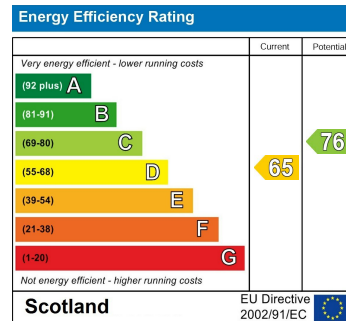
Bathroom
11'4" x 4'9" (3.46m x 1.46m)



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.



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