



Brian Harkins
Estate Agents

8 NETHERTON AVENUE, PORT GLASGOW, PA14 6NR

OFFERS OVER £103,000

C/TAX BAND: A

2 BEDROOM HOUSE - END TERRACE

EPC BAND:D

This well present END TERRACED VILLA located within a seldom available residential district of Port Glasgow whilst providing excellent family accommodation lying close to local amenities and transport facilities. This is a deceptively spacious accommodation. There are gardens to the front and rear.

Comprising of Welcoming Entrance Hallway under stairs storage cupboard, Bright and spacious Lounge with windows to the front and rear, access to kitchen.

Family fitted Kitchen with ample storage in the form of wall and floor mounted units, Free standing Cooker, Storage cupboard and access to rear garden.

Two good-sized Double Bedrooms one with mirrored sliding wardrobes. Access to Loft space from top landing.

Bathroom with two piece vanity bathroom suite, Wet room facilities wall mounted shower. Heated Towel Rail, Tiling throughout.

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

There are garden grounds both to the front, side and rear of the property with both laid mainly to lawn. Drying Green at rear with patio and stone chipping.

Early viewing is highly recommended to fully appreciate the property and the locale on offer.

Lounge
10'6" x 18'3" (3.21m x 5.57m)



Kitchen
11'1" x 8'0" (3.38m x 2.46m)



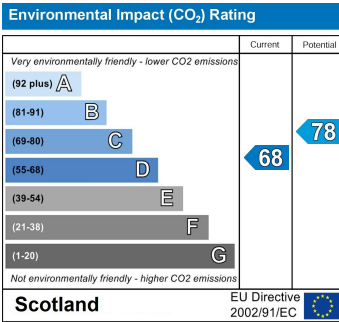
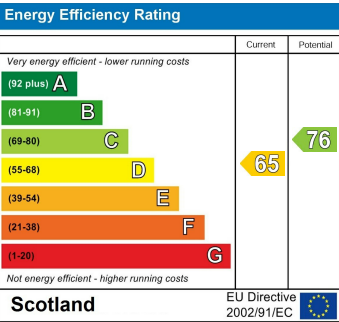
Bedroom 1
13'4" x 9'6" (4.07m x 2.92m)



Bedroom 2
8'11" x 10'6" (2.72m x 3.22m)



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



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.

