



*Brian Harkins
Estate Agents*

22 COLL AVENUE, PORT GLASGOW, PA14 6AB

OFFERS OVER £98,000

C/TAX BAND: A

2 BEDROOM HOUSE - SEMI-DETACHED

EPC BAND:C

This SEMI DETACHED VILLA offers a superb family home offering views towards the River Clyde, front and rear gardens. Located in a popular and convenient residential area is an ideal family home close to excellent amenities and transport links for further afield.

Comprising Entrance Reception Hallway with under stairs storage. Bright and Spacious Lounge with windows to the front and rear of the room offering plenty of natural light to flow through, Feature fire place, Laminate flooring throughout.

Modern fitted Kitchen is made up of gloss wall and floor mounted units with work surfaces and laminate flooring gives a modern feel. Includes Gas Cooker with double ovens. Access to side garden.

Two good sized Bedrooms, one offering stunning views across the River Clyde and two with Laminate flooring throughout.

Floored and Lined loft space.

Bathroom with three piece white suite with over the bath wall mounted shower. Tiling around bath area.

The property specification includes Double Glazing and Gas Central Heating throughout.

Front garden Terrace with patio and spacious Rear garden is laid mainly to lawn

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

Lounge

10'5" x 18'7" (3.20m x 5.68m)



Breakfasting Kitchen

8'9" x 12'0" (2.67m x 3.67m)



Bedroom 1

11'8" x 10'3" (3.58m x 3.14m)



Bedroom 2

15'4" x 8'11" (4.68m x 2.74m)



Bathroom

6'5" x 6'0" (1.96m x 1.84m)

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.



