



*Brian Harkins
Estate Agents*

11 OAKLEIGH DRIVE, GREENOCK, PA16 7RH

OFFERS OVER £192,000

C/TAX BAND: C

3 BEDROOM HOUSE - END TERRACE

EPC BAND:C

Enjoying a West End location with easy reach of Transport & schooling facilities this END TERRACED VILLA offers an ideal family accommodation. Well maintained garden grounds to the Front, rear and side. Family friendly off street location with views towards the Firth of Clyde and hills beyond.

Comprising of Welcoming Entrance Hallway with under stairs storage, Bright and spacious Lounge with windows to the front and rear, feature fireplace and Gas living flame fire, Engineered Wooden flooring throughout.

Fitted Kitchen with amply storage in the form of floor and wall mounted units, Gas hob, Electric Double ovens, Integrated Dishwasher and Fridge Freezer, further walk in storage cupboard, Panel ceiling, access onto rear garden.

On the upper level there is three good sized Bedrooms all with fitted mirror floor to ceiling wardrobes.

Family Bathroom with three piece white vanity suite with over the bath shower, tiling throughout. Access to loft storage.

The specification of this property includes Gas fired central heating and Double glazing.

The well maintained garden grounds to the front are laid mainly to mature shrubs and patio area, the rear garden is laid mainly to lawn with Drying green, with border flower beds, the side garden has planted mature shrubs.

Immediate viewing is advised to appreciate the accommodation and locale on offer.

Lounge

19'8" x 12'3" (6.00m x 3.75m)



Dining Kitchen

12'2" x 10'3" (3.72m x 3.14m)



Bedroom 1

13'5" x 11'1" (4.11m x 3.38m)



Bedroom 2

12'2" x 8'7" (3.72m x 2.62m)



Bedroom 3

11'4" x 7'6" (3.47m x 2.29m)



Bathroom
6'4" x 5'10" (1.95m x 1.80m)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	71	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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