



*Brian Harkins
Estate Agents*

168 INVERKIP ROAD, GREENOCK, PA16 9EX

OFFERS OVER £185,000

3 BEDROOM BUNGALOW - SEMI DETACHED

EPC BAND:D

This SEMI DETACHED BUNGALOW with loft conversion is Located within this popular residential area of Greenock with a short walking distance to both bus and rail links. Exceptionally Well-presented Three Bedroom accommodation offers an ideal family home convenient for local schooling and amenities. Beautiful, landscaped gardens to the front of the property offers an idyllic welcome to the home.

Entrance Hallway provides access to a bright sitting room to the front of the property with large bay window. There is also a family lounge/potential dining room to the rear of the property which leads into the Extended Rear porch with modern kitchen which is made up both wall and floor mounted units. Gas hob and electric oven. Access to rear garden.

Also on this level there are two good sized Double Bedrooms, one to the front and one to the rear of the property. The main bedroom has double fitted mirrored wardrobes.

Fitted Family Bathroom with white three piece suite and vanity fitted storage units, Tiling throughout.

The second level of the home is a loft conversion and offers an additional bedroom with fitted wardrobes and Velux windows providing plenty of natural light. There is also an additional bathroom with three piece suite including a corner bath.

The rear garden is mainly laid to lawn and features patio area ideal for entertaining and a drying area.

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

Viewing is essential to appreciate this outstanding accommodation.

Lounge

13'8" x 12'9" (4.17 x 3.89)



Kitchen

15'4" x 7'4" (4.69 x 2.24)



Sitting Room

12'3" x 12'8" (3.75 x 3.87)



Bedroom 1

14'2" x 10'0" (4.32 x 3.07)



Bedroom 2

11'0" x 9'7" (3.36 x 2.94)



Bedroom 3
18'4" x 15'6" (5.61 x 4.74)



Bathroom 2
9'4" x 4'0" (2.85 x 1.24)



Bathroom
8'3" x 4'7" (2.52 x 1.42)



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	EU Directive 2002/91/EC	74

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	72

