



*Brian Harkins
Estate Agents*

13 SANDRAY AVENUE, PORT GLASGOW, PA14 6EL

OFFERS OVER £108,000

C/TAX BAND: A

3 BEDROOM HOUSE - MID TERRACE

EPC BAND: C

This ideal family MID TERRACED VILLA offers a superb family home. Located in a popular and convenient residential area close to excellent amenities, schools and road links. Driveway to front and enclosed rear garden.

Comprising Entrance Reception Hallway, W.C with two piece white suite and Wet wall panels throughout, Heated Towel Rail.

Bright and Spacious Lounge with Laminate flooring throughout, Double doors leading into Conservatory with Tile flooring, double doors onto enclosed rear garden, Fitted Kitchen with ample storage in both floor and wall mounted units, Stainless Steel Chimney Extractor, access into conservatory.

Three Good sized Double Bedrooms two with laminate flooring throughout.

Bathroom with two-piece white vanity suite, wet room shower facility, wet wall panels throughout.

Double Glazing and Gas Central Heating throughout.

Front garden with Mono block Driveway and Enclosed rear garden laid mainly to Decked patios and Astro Turf Grass, Garden shed.

COUNCIL TAX BAND A

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

Lounge

10'5" x 18'2" (3.19m x 5.54m)



Conservatory



Kitchen

10'1" x 10'6" (3.08m x 3.21m)



W.C.



Bedroom 1

9'2" x 15'0" (2.81m x 4.59m)



Bedroom 2
 8'8" x 12'8" (2.65m x 3.88m)



Bathroom
 1.50m x 2.03m



Bedroom 3
 8'9" x 8'0" (2.67m x 2.46m)



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.



