



*Brian Harkins
Estate Agents*

25 BRIDGEND AVENUE, PORT GLASGOW, PA14 5SU

OFFERS OVER £133,000

C/TAX BAND: A

3 BEDROOM HOUSE - SEMI-DETACHED

EPC BAND:D

A delightful family home this SEMI DETACHED VILLA is in a seldom available location with Panoramic views and a well proportioned accommodation on a corner plot close to excellent range of schooling. Enclosed spacious garden grounds to front rear and side.

Accommodation on offer comprises of Welcoming Reception Hallway with large walk in storage cupboard and under stair storage. Bright and Stylish Lounge with feature fireplace and Laminate flooring throughout, Patio Doors onto rear garden Decking. Further built in storage cupboard.

Modern fitted Dining Kitchen with ample storage in both floor and wall mounted units, Electric hob and oven, Chimney Extractor Hood, Built in storage cupboard, access to side garden.

Family fitted Bathroom with three piece white vanity suite and over the bath wall mounted Mixer shower and screen, wet walling throughout, Heated Towel rail.

On the upper level there are three good sized Double Bedrooms all with built in storage wardrobes. Access to loft storage.

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

There is an extensive rear garden with mature trees and Decked patio area and Drying Green, Front garden laid to lawn with surrounding Hedge.

Internal viewing of this property is essential to appreciate the accommodation on offer.

Lounge

15'6" x 14'0" (4.73m x 4.29m)



Dining Kitchen

14'0" x 11'8" (4.28m x 3.57m)



Bathroom

5'10" x 6'5" (1.80m x 1.97m)



Bedroom 1

14'1" x 9'3" (4.31m x 2.83m)



Bedroom 2

10'6" x 11'2" (3.21m x 3.41m)



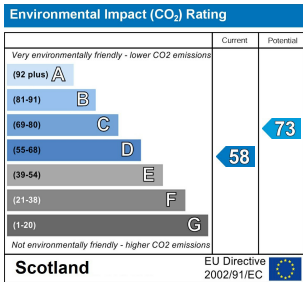
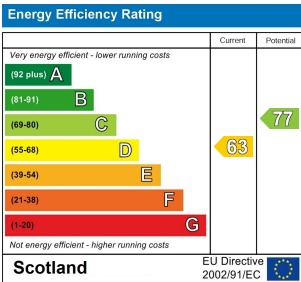
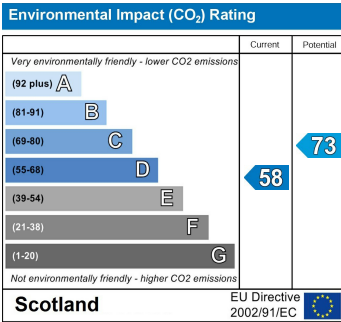
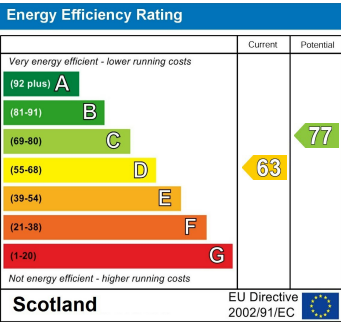
Bedroom 3
 14'2" x 10'11" (4.32m x 3.35m)



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.



Brian Harkins
Estate Agents

