



242 Rye Road, Glasgow, G21 3JU

Offers Over £147,500

- Fabulous Family Property
- 3 Double Bedrooms
- Insulated & Newly Roughcasted
- EER - C
- Sizeable Corner Plot
- Spacious Lounge/Dining Area
- Large Driveway, Ample Storage, GCH & DG
- Well Presented & Maintained Throughout
- Fitted Kitchen & Stylish Bathroom Downstairs
- Close to Local Amenities

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*** A Must View *** Wonderful residential location, this 3 bedroom property will appeal to an array of buyers from those down sizing, first time buyers or a young couple. Presented to a high standard throughout, early viewing is essential to avoid disappointment. Benefiting from a large corner plot, off street parking, adequate storage throughout GCH & DG. EER - C



Council Tax Band: B



Accommodation

This spacious three bedroom property provides excellent accommodation over two levels. The family property provides excellent potential for any buyer. The home comprises, entrance porch, welcoming hallway, spacious lounge/dining room, fitted kitchen, 3 well proportioned bedrooms and bathroom located on the ground floor. The property further benefits from GCH, DG, re-rendered exterior, monoblocked driveway suitable for a number of ample and a large corner garden plot with a raised decked area.

Hallway

Direct access to lounge & downstairs bathroom.

Lounge / Dining Room

A beautiful, tasteful room with window to front, CH radiator. TV aerial point.

Kitchen

Kitchen with ample fitted base, wooden work tops and wall mounted storage units. CH radiator. Rear facing double glazed window and door to the rear garden.

Bedroom One

Double bedroom with two rear facing double glazed window. CH radiator, carpet and fitted wardrobe storage.

Bedroom Two

Double bedroom with front facing double glazed window. Laminate flooring and radiator.

Bedroom Three

Well proportioned 3rd bedroom. Fitted carpet. GCH Radiator, single window to the front of the property.

Bathroom

Located on the ground floor the bathroom incorporates an over the bath shower, chrome towel rail, toilet and wash basin, rear facing frosted double glazed window and an excellent storage cupboard.

Gardens

The property occupies a large corner plot and the garden is well maintained and includes a large monoblocked driveway.

Central Heating

Combination boiler.

Double Glazing

Double glazing is installed.

Room Dimensions

Lounge - 6.65m x 3.15m

Kitchen - 3.60m x 2.70m

Bathroom - 3.20m x 1.70m

Bedroom 1 - 4.00m x 2.80m

Bedroom 2 - 3.60m x 3.15m

Bedroom 3 - 3.75m x 3.15m

Location

The property forms part of a desirable location within Barmulloch to the north of Glasgow and is conveniently placed for accessing a host of amenities including schools at both primary and secondary levels, local shops and public transport services. Further shopping is available within nearby Springburn Shopping centre and St Rollox Retail Park whilst Glasgow City Centre is only a short distance by car offering a wider range of amenities. In addition to this,

there are excellent road links close by giving easy access to the Central Belt motorway network.

The Home Report valuation on this property is £150,000
EER - D

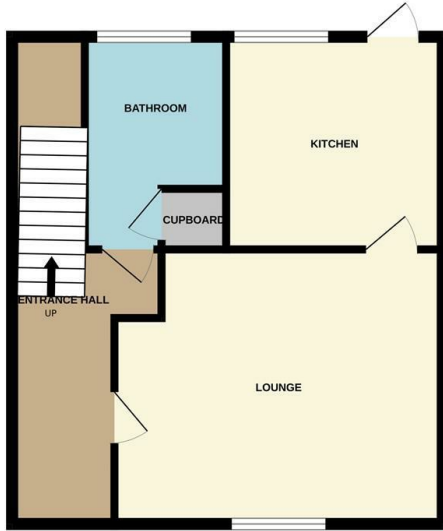
All Offers To Be Submitted in Writing
Viewings Strictly by Appointment

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 01417751050

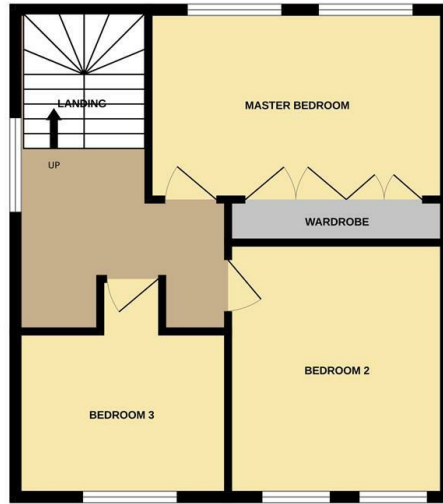




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	