**73, WAVERLEY STREET,, GREENOCK, PA16 9DG**

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# Description

Offering a rare opportunity to purchase a well presented three bedroom SEMI DETACHED VILLA which is an ideal family within a sought after cul de sac location. There is a monoblock driveway providing essential off street parking for one car. Conveniently placed for local schooling including Notre Dame secondary school.

The enclosed south facing front garden is monoblocked for ease of maintenance. There is a generous sized rear garden with paved area next to house, lower paved patio adjacent to timber shed and spacious lawned areas. Specification includes: double glazing, gas central heating and laminate flooring. Hatch from the upper landing leads to the loft.

Impressive accommodation comprises: Entrance Vestibule which is reached by UPVC double glazed door with inbuilt cupboard and front window. A single glazed door leads to the hall. There is a dual aspect Lounge with focal marble fireplace and living flame gas fire.

The fitted Kitchen can be accessed from either the kitchen or hallway and features a rear window overlooking the garden and UPVC double glazed door giving direct access to the garden. There is a range of white high gloss fitted units, marble style work surfaces and splashback tiling. Appliances include extractor hood, gas hob and electric oven. The downstairs Bathroom has a side window, plus three piece suite comprising: pedestal wash hand basin, wc and bath with "New Team" shower. Additional features include: mix of wet wall panelling / wall tiling, tiled floor, chrome style heated towel rail and decorative panelled ceiling with downlighters.

Stairs lead to the Upper Landing with front window and hatch to the loft. There are three double sized Bedrooms all offering either mirrored wardrobe or cupboard storage. The rear bedrooms enjoy views over Greenock.

Immediate inspection is essential for this ideal family home. EPC = C.

# Measurements

Entrance Vestibule

Hallway

Lounge/Dining Room
3.61m x 5.61m (11'10 x 18'5)

Kitchen
3.89m x 2.97m (12'9 x 9'9)

Downstairs Bathroom

Upper Landing

Bedroom 1
2.92m x 3.76m (9'7 x 12'4)

Bedroom 2
2.87m x 4.39m (9'5 x 14'5)

Bedroom 3
3.38m x 2.54m (11'1 x 8'4)

TEA
SUGAR

LOVE

**Agents Notes:**
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