



*Brian Harkins
Estate Agents*

25 DRUMMOND STREET, GREENOCK, PA16 9DN

OFFERS OVER £178,000

C/TAX BAND: B

3 BEDROOM HOUSE - SEMI-DETACHED

EPC BAND: C

A seldom available SEMI DETACHED VILLA which is presented to the market in true walk in condition, This excellent family home lies in close proximity to many local amenities including popular primary and secondary schooling.

The accommodation on offer comprises of a reception hallway which leads into a spacious lounge which is tastefully decorated and has windows to front and back. There is Laminate flooring throughout. The family fitted kitchen with ample storage in both floor and wall mounted units, Electric Hob and Stainless steel chimney extractor, wall mounted Double Oven and Microwave, access to the rear garden.

The family bathroom is also located on the entrance level with fitted three piece vanity suite and over the bath wall mounted shower, Tiling throughout.

The upper level of this property features three well proportioned double bedrooms, one with large storage cupboard.

The specification includes double glazing and gas central heating. In addition there are sizeable garden grounds to front side and rear aspects of the property. The rear garden includes large tiered decking suitable for relaxing or entertaining.

**** Planning has also been granted recently via Inverclyde Council for erection of single storey rear extension****

Early viewing is essential in order to fully appreciate both the location and accommodation on offer.

Lounge



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



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.



