

12, ARRAN ROAD, GOUROCK, PA19 1SN

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Description

Enjoying a rarely available location in the popular area of Midton, this well presented three bedroom SEMI DETACHED VILLA offers an excellent home for modern family living. A long private driveway offers convenient off street parking for several cars and leads to a garage situated to the rear of the property.

The front and southwest facing rear gardens are lawned, providing generous outdoor space with ample room alongside the existing garage and garden storage. Specification includes: double glazing and gas central heating.

Family accommodation offers: an inviting Entrance Hallway reached by a UPVC double-glazed door with a side window and an under stair cupboard. There is a bright, front facing Lounge with focal point marble fireplace (NB: the gas fire is disconnected). The rear facing Dining Kitchen overlooks the garden, featuring limed oak style fitted units, granite effect work surfaces, and splashback tiling. Appliances include an extractor hood, electric ceramic hob, and oven. A practical Rear Vestibule offers an inbuilt cupboard plus a UPVC double glazed door leading to the garden.

There is a quality refitted downstairs Shower Room with a side window, featuring a contemporary three piece suite comprising a vanity wash hand basin set within a grey high gloss unit, WC, a double sized shower cubicle with a chrome style shower, and a chrome heated towel rail.

Stairs lead to the Upper Landing with a side window, hatch to the loft, and an inbuilt cupboard. There are three double sized Bedrooms, ideal for family living, all offering cupboard or recess storage.

Early viewing is highly recommended for this three bedroom family home.
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Measurements

Entrance Hallway

Lounge
3.89m x 4.17m (12'9 x 13'8)

Dining Kitchen
3.15m x 3.20m (10'4 x 10'6)

Rear Vestibule

Downstairs Shower Room

Upper Landing

Bedroom 1
4.19m x 3.15m (13'9 x 10'4)

Bedroom 2
2.79m x 4.04m (9'2 x 13'3)

Bedroom 3
3.05m x 3.35m (10'0 x 11'0)



Floorplans are indicative only - not to scale
Produced by Plushplans












Dove

















Agents Notes:
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