



165, MARLOCH AVENUE, PORT
GLASGOW, PA14 6LN



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ESTATE AGENTS



Description

* CLOSING DATE ON TUESDAY 14TH JULY AT 11AM*

Generous sized three bedroom MID TERRACED VILLA lies within a popular residential area. Enclosed gardens extend to the front and rear. There is a south facing front garden plus rear garden with lawn and paved patio area. The property has been reroofed and re-rendered in recent years.

Conveniently positioned for local amenities, primary/secondary schooling and transport facilities. Specification includes: double glazing and gas central heating. Loft accessed by metal pull down ladder by hatch from the upper landing.

The family apartments comprise: Entrance Porch by UPVC double glazed door which leads by a further single glazed door to the Hallway with inbuilt storage cupboards. There is a bright dual aspect Lounge / Dining Room which is an ideal space for family living.

The Kitchen features white high gloss fitted units, grey toned work surface areas and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob and electric oven. A UPVC double glazed door leads to the rear garden.

Stairs lead to the Upper Landing. There are three double sized Bedrooms offering wardrobe or cupboard storage. The refitted Bathroom with rear window comprises: pedestal wash hand basin, wc and bath with chrome style shower. Additional benefits include: wall tiling, tiled floor, decorative panelled ceiling and chrome style heated towel rail.

Viewing is essential for this family home. EPC = C

Measurements

Entrance Porch

Hallway

Lounge / Dining Room
3.48m x 8.46m (11'5 x 27'9)

Kitchen
3.00m x 2.87m (9'10 x 9'5)

Upper Landing

Bedroom 1
3.53m x 4.37m (11'7 x 14'4)

Bedroom 2
3.51m x 2.97m (11'6 x 9'9)

Bedroom 3
3.84m x 2.82m (12'7 x 9'3)

Bathroom













Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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next
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