

*Brian Harkins  
Estate Agents*



*90 MAPLE ROAD, GREENOCK, PA16 9HS*

*OFFERS OVER £98,000*

*C/TAX BAND: A*

*2 BEDROOM HOUSE - END TERRACE*

*EPC BAND:D*

This delightful END TERRACED property on Maple Road presents an excellent opportunity for those seeking a comfortable, spacious family home. The property boasts a well-proportioned lounge area with front and rear facing windows – an area ideal for relaxing with family.

The kitchen is rear facing and offers plenty of storage with integral oven, grill and gas hob. There is also a door providing access to the back garden.

Upstairs has two spacious bedrooms, one to the front and one to the rear, both benefiting from fitted mirrored wardrobes.

The bathroom is made up of white three-piece suite, electric shower and wet wall throughout.

The property is situated on a spacious plot primarily comprised of well-maintained lawn, offering substantial outdoor space. Additionally, the rear garden features a dedicated area designed for relaxation and entertaining.

Gas Central heating & double glazing.

Situated in a friendly, sought after area, this property is close to local schooling as well as local transport links. Suitable for a variety of buyers, this house on Maple Road is highly recommended for early viewing.

### Lounge

20'9"x 11'1" (6.33x 3.38)



### Kitchen

11'0" x 8'11" (3.37 x 2.73)



### Bedroom 1

15'1" x 10'2" (4.62 x 3.12)



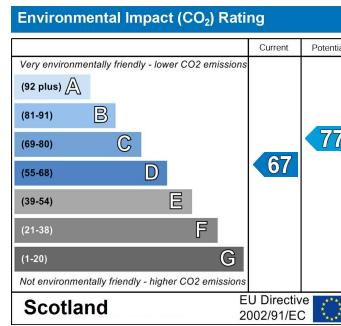
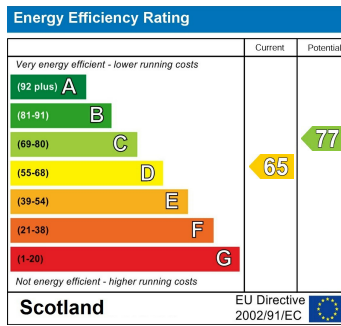
### Bedroom 2

9'10" x 9'2" (3.02 x 2.81)



### Bathroom

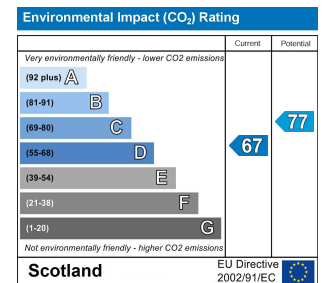
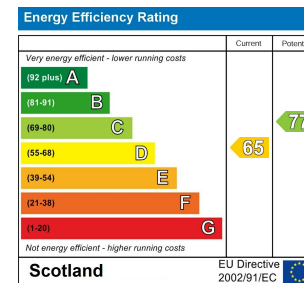
6'4" x 5'7" (1.95 x 1.71)



**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.



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