

Wright
& Crawford
1906



31 Churchill Avenue
Johnstone
PA5 0RG



LOCATION

Johnstone itself has excellent local amenities, including Swimming Pool, Wallace Primary School, local library, Town Hall, Bowling & Golf Clubs. Sports Complexes such as the David Lloyd Club, Linwood Sports Centre & The Bowfield Country Club are all within 10 minutes' drive by car.

Accessing the M8 motorway takes just minutes as does the A737 Johnstone bypass which provides the most direct route to the Ayrshire area. Rail network links are also nearby with Johnstone train station allowing travel throughout Scotland. For those travelling further afield Glasgow International Airport is just a few miles away.

ACCOMMODATION

Wright & Crawford present to the market a 3 bedroom SEMI DETACHED HOUSE with Detached Garage in the popular locale of Johnstone. Situated within a residential cul-de-sac. Reception hall, lounge, kitchen with dining area, utility room, 3 bedrooms, bathroom, driveway, gardens, gas central heating and double glazing, Which is well located for all local schooling, transport, shopping and leisure amenities.

The property comprises of a reception hall, bright and spacious lounge with feature fireplace, large bay window to the front and window formation to the back allowing plenty of natural light. Fitted kitchen with dining area, a good selection of floor and wall mounted storage units, as well as plenty of worktop surface area, including oven, hob and extractor hood. There is also a utility room off the kitchen with back door access to the rear gardens. There is a detached garage to the side of the property and driveway for two cars. On the upper level there are two double bedrooms and a large single bedroom, two featuring sliding mirror wardrobes. The single room features a storage cupboard and a window with views over the rear garden. Also a three piece family bathroom overhead electric shower. There is further storage available in the loft which is accessed via a hatch in the upper hallway. The property features double glazing and gas central heating. There is also an enclosed garden to the rear of the home which incorporates a large, level lawn and paved area. The front garden has a lawn area, trees, mature borders, shrubs and hedge.

This would be an excellent purchase for a family, viewing is highly advised to fully appreciate.

MEASUREMENTS

Lounge	10'74 x 20'11
Kitchen	10'65 x 12'73
Utility	6'42 x 7'41
Bedroom One	12'73 x 11'05
Bedroom Two	12'72 x 10'90
Bedroom Three	7'0 x 8'79
Bathroom	6'37 x 5'57

Council Tax Band D

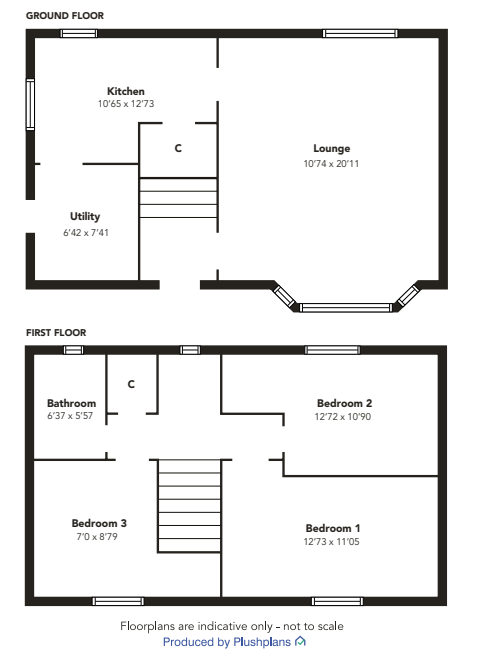
EPC Band E

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.