

42, BROOMBERRY DRIVE, GOUROCK, PA19 1JZ

neillclerk ESTATE AGENTS









Description

This spacious four bedroom traditional SEMI DETACHED VILLA occupies a sought after central location close to the town centre with all its amenities, shops and transport facilities nearby. This character filled home features ornate traditional detailing. A degree of modernisation and upgrading is required which is reflected in the asking price. Upon completion of the works this property will be a fine family home.

Specification includes: gas central heating. There are front facing views towards the River Clyde, Cardwell Bay and Lyle Hill beyond surrounding properties. The rear garden features a lawned plot. There is a useful cellar/store accessed at the rear of the property.

Apartments comprise: Entrance Vestibule by timber door leads in turn by a double glazed stained glass door to the Reception Hallway with archway, ornate banister and inbuilt cupboard. There is a bright and spacious front facing bay windowed Lounge with tiled fireplace and shelved alcove. The Dining Room with rear window has a serving hatch and inbuilt cupboard.

The fitted Kitchen features side windows plus beech style units, granite effect work surfaces and splashback tiling. A Side Porch/Sun Room has a double glazed window and UPVC double glazed door which leads to the garden. The downstairs WC with "Velux" offers a two piece suite including pedestal wash hand basin and wc.

Staircase with ornate banister leads to the Mezzanine Level. The 3rd double Bedroom is located on this floor. The Bathroom with side window benefits from a three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower. Additional features include: electric heated towel rail, partial timber panelling and wall tiling.

The Upper Landing features a single glazed stained glass skylight window and cupboard with hatch to the loft. There are two further double sized Bedrooms and 4th single Bedroom.

Early viewing is essential for this generous sized traditional family home. EPC = D

Measurements

Entrance Vestibule

Reception Hallway

Lounge
4.34m x 5.38m (14'3 x 17'8)

Dining Room
3.71m x 3.91m (12'2 x 12'10)

Dining Kitchen
4.47m x 3.66m (14'8 x 12'0)

Side Porch/Sun Room

Downstairs WC

Mezzanine Landing

Bedroom 3
3.35m x 2.97m (11'0 x 9'9)

Bathroom

Upper Landing

Bedroom 1
3.30m x 4.47m (10'10 x 14'8)

Bedroom 2
3.43m x 3.81m (11'3 x 12'6)

Bedroom 4
2.16m x 4.62m (7'1 x 15'2)



Floorplans are indicative only - not to scale
Produced by Plushplans





























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.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Find all our properties at: rightmove Zoopla OnTheMarket.com s1homes.com

The next step..

To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?
Call 01475 888400 to book your free market appraisal.

Require a solicitor?
Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:

60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY
t: 01475 888400
e: sales@neillclerk.co.uk
w: www.neillclerk.co.uk

neillclerk ESTATE AGENTS