



*Brian Harkins
Estate Agents*

70 MAPLE ROAD, GREENOCK, PA16 9HS

OFFERS OVER £95,000

2 BEDROOM HOUSE - END TERRACE

EPC BAND:D

This END TERRACED VILLA offers a superb family home. Bright and Spacious situated in a sought after residential location. The area has good local amenities and is easily accessible by the regular bus services. Enclosed Front and Rear Gardens.

Accommodation comprises; Welcoming Reception Hallway, Under stairs Storage Cupboard, Bright and Spacious Lounge with windows to front and rear, Laminate Flooring throughout. Fitted Kitchen with ample storage in both floor and wall mounted units, wall paneling, Access to rear garden.

On the upper Landing there are two good Size Double Bedrooms both with fitted mirrored wardrobes and Laminate flooring throughout.

Family Bathroom with two- piece white vanity suite with storage, Shower cubicle with electric shower and wet wall throughout.

Enclosed Gardens to the front, side and rear. The Rear is laid mainly to lawn with Patio area at side.

The property specifications includes Double Glazed and Gas Central Heating.

COUNCIL TAX A

Viewing is Highly recommended to fully appreciate the accommodation on offer.

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



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



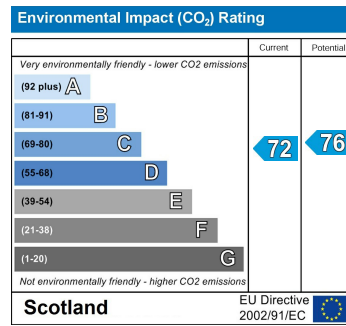
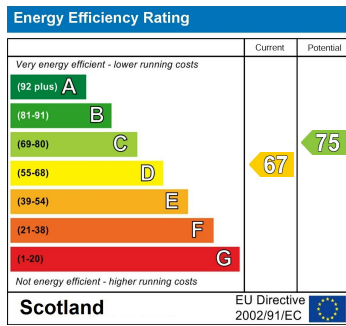
Bedroom 1
15'1" x 10'2" (4.62 x 3.12)



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.

