

*Brian Harkins
Estate Agents*



25 STROMA AVENUE, PORT GLASGOW, PA14 6DZ

OFFERS OVER £80,750

C/TAX BAND: A

3 BEDROOM HOUSE - MID TERRACE

EPC

Offering an impressive family home in a seldom available location this MID TERRACED VILLA features enclosed front and rear gardens. Lying in a convenient location for local Schooling.

Accommodation comprising: Welcoming Large Entrance Hallway leading to a Bright and spacious Lounge with windows to the front and rear. Fitted Kitchen with floor and wall mounted units, further storage cupboard, Access to rear garden.

Two good sized Double Bedrooms one with fitted storage cupboard Third Bedroom looking out on to front garden.

Bathroom with two-piece white bathroom suite and separate walk in Double Shower cubicle with Electric Shower, Tiling throughout.

The specification of this property includes Double Glazing and Gas Central Heating throughout property.

Garden grounds to front laid mainly to lawn with surround hedge and large rear gardens with drying green.

This Three bedroom family accommodation is chain free and must be viewed to appreciate what is on offer.

All services/appliances have not, and will not be tested.

Lounge
10'9" x 17'8" (3.29m x 5.39m)



Kitchen
12'8" x 11'0" (3.88m x 3.36m)



Bedroom 2
15'1" x 9'1" (4.60 x 2.79)



Bedroom 1
15'1" x 8'7" (4.60 x 2.63)



Bedroom 3
11'0" x 6'0" (3.36 x 1.85)



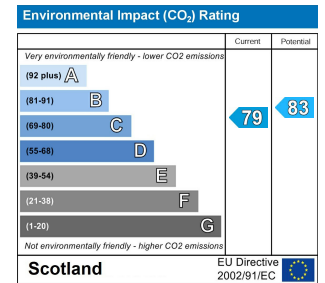
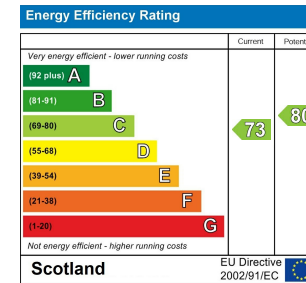
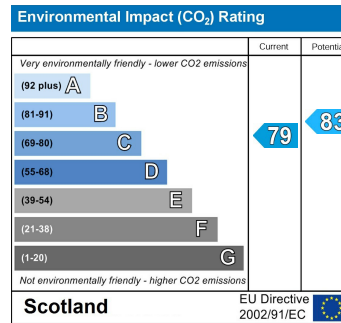
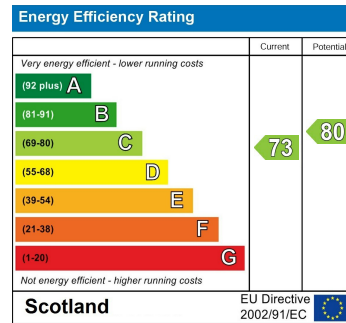
Bathroom
5'6" x 6'4" (1.69 x 1.95)



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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