

119 Broomhill Crescent, Bonhill, G83 9QT



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Offers over
£148,500

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Well presented **TWO DOUBLE BEDROOM mid terraced villa** in good decorative order, the property benefits from well-proportioned room sizes, fitted kitchen with appliances, modern shower room and enclosed private gardens make this a great choice as a first time buy or equally for the growing family.

Accommodation: Entrance vestibule with handy storage cupboard off, leading through to bright and airy lounge set out on an open plan arrangement, laminate flooring, large picture window to front allowing maximum light into the room and fresh decoration.

Modern fitted kitchen with an excellent range of "Farmhouse" style wall and base units, stainless steel one and a half bowl sink and drainer with mixer tap, four ring electric hob, eye level double oven and extractor hood, integrated dishwasher and fridge freezer, washing machine, wall mounted Vokera combination boiler, breakfast bar and stools, door to rear gardens.

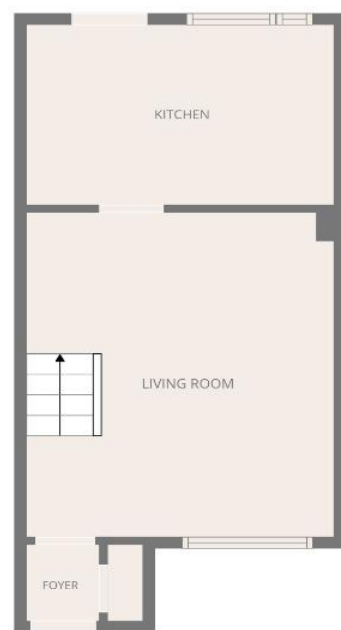
Upper: rear facing double bedroom with dual uPVC double glazed window assemblies, laminate flooring and fresh decor, front facing double bedroom also with dual uPVC window assemblies and laminate flooring, storage cupboard. Both bedrooms have ample floor area for additional furnishings and lighting is provided by recessed Led spotlights. Modern fitted shower room comprising walk in shower enclosure with electric shower over, vanity unit with drawers and wash hand basin inset, close couple W.C, attractive easy clean wet wall finishes and LED ceiling lighting. Loft access hatch.

External: front garden laid to lawn with pathway, appealing and fully enclosed rear gardens with patio and decking areas with lawn and stone chipped areas to remainder.

Additional benefits: D.G, G.C.H, white goods, current reg's heat and smoke detectors. We highly recommend early viewing to avoid disappointment

EPC: C72: 0485-1006-4203-5876-2200 **The home report can be accessed from our website or Rightmove under EPC**

Floorplan & Room Sizes



1ST FLOOR



2ND FLOOR

Lounge 4.45m x 3.9m (14'7" x 12'10")

Kitchen 3.9m x 2.45m (12'10" x 8'0")

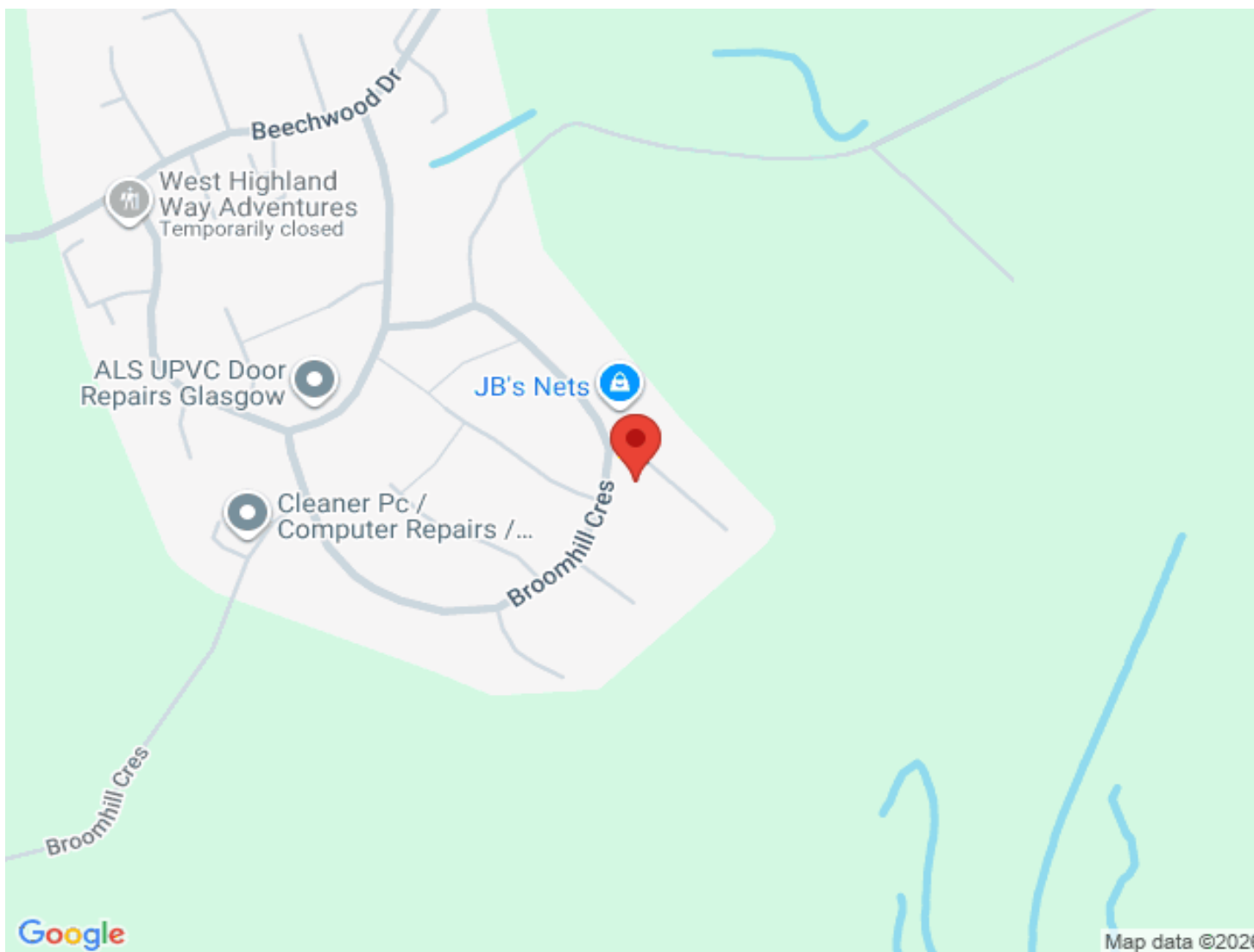
Bedroom 1 3.9m x 2.45m (12'10" x 8'0")

Bedroom 2 3.9m x 2.5m (12'10" x 8'2")

Shower Room 2.15m x 1.65m (7'1" x 5'5")







To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



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