



Fantastic SEMI-DETACHED house situated in a highly popular area of Greenock providing excellent family accommodation and featuring private gardens and driveway. Gas central heating and double glazing throughout.

14 Wellyard Way, Greenock PA16 0XG

Offers Over: £160,000

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Entrance porch leading to the spacious and bright lounge which provides a great living space and comprises patio doors leading out to the rear garden. Walk-in storage cupboard. Kitchen to the rear hosting a variety of wall and floor units providing ample work and storage space. The integrated appliances included are the gas hob with extractor hood over, oven, grill and dishwasher. Door to rear garden. Spacious utility room which could potentially be utilized as a fourth bedroom.

Carpeted stairwell to upper level with loft access and two storage cupboards one of which houses the boiler.

The property benefits from three bedrooms two good-sized double rooms and a single. Bedrooms one and two also feature storage.

Family shower room featuring w.c., wash hand basin with vanity and shower unit.

Close to all local amenities including local transport with nearby bus route offering regular services. Both Secondary and Primary schooling within walking distance.

Early viewing highly recommended.

ACCOMMODATION

Ground Level

Lounge - 6.96m(22'8")x3.34m(10'9")approx.

Kitchen - 2.98m(9'7")x2.37m(7'7")approx.

Utility - 5.02m(16'4")x2.27m(7'4")approx.

Upper Level

Bedroom two - 3.39m(11'1")x3.09m(10'1")approx.

Bedroom three- 3.21m(10'5")x3.09m(10'1")approx.

Bedroom four - 2.69m(8'8")x2.53m(8'3")approx.

Shower room - 2.63m(8'6")x1.65m(5'4")approx.

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

ENTRY

Negotiable
the highest or any offer.