


*26 SWALLOW CRESCENT, GREENOCK, PA16 0LT*

*OFFERS OVER £200,000* *C/TAX BAND: D*

*3 BEDROOM HOUSE - SEMI-DETACHED* *EPC*

This delightful SEMI DETACHED VILLA situated in a well-established development in the Village of Inverkip. This home is well presented throughout with enclosed rear garden, Garage and Driveway. Amenities close at hand including schools, shops, road, rail transport links and Community Centre.

The bright and airy lounge is a standout feature, boasting French doors that open directly onto the back garden, creating an inviting space for relaxation and entertaining. The fitted kitchen is both practical and aesthetically pleasing, equipped with ample storage options through wall and floor-mounted units. It includes a gas hob, electric oven, and a sleek stainless steel cooker hood, making it a joy for any home cook.

On the upper level, you will find the master bedroom, which is generously sized and benefits from a built-in wardrobe and an en-suite bathroom, providing a private retreat. Additionally, there are two further bedrooms located at the rear of the property, perfect for family or guests.

Completing this lovely home is a well-appointed wetroom featuring a two-piece suite, shower, and wet wall, ensuring convenience and modernity. The property also offers access to loft storage, providing extra space for your belongings.

Lawned front garden, Rear garden with Lawn and Slabbed Patio Area.

Garage and Driveway.

This semi-detached house in Inverkip is an ideal choice for families or anyone seeking a comfortable and stylish home in a peaceful setting. With its thoughtful layout and modern amenities, it is sure to impress.

**Lounge**
*15'3" x 12'5" (4.66 x 3.81)*



**Kitchen**
*12'5" x 8'10" (3.81 x 2.70)*



**Master Bedroom**
*12'0" x 11'10" (3.66 x 3.63)*



**Cloakroom**
*5'6" x 2'11" (1.68 x 0.89)*



**En-Suite**
*5'2" x 5'2" (1.60 x 1.60)*



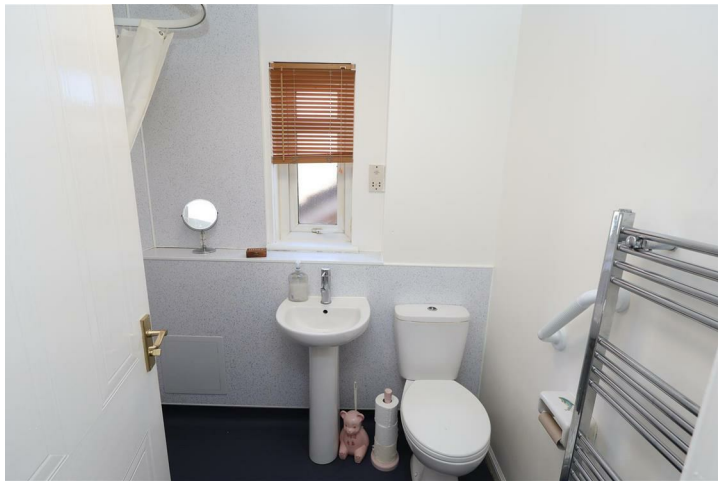
**Bedroom**
*9'6" x 8'7" (2.91 x 2.63)*



**Bathroom**
*6'3" x 6'0" (1.93 x 1.84)*

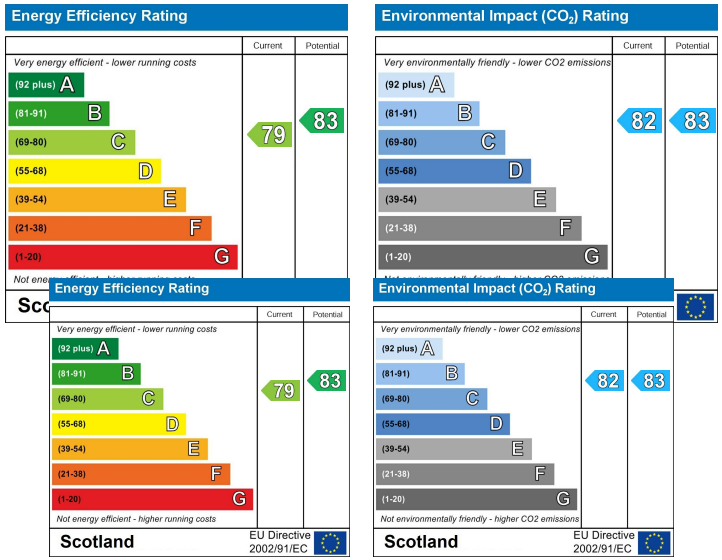


**Bedroom**
*9'11" x 6'4" (3.04 x 1.94)*



**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.




18 John Wood Street, Port Glasgow, Inverclyde, PA14 5HU
T. 01475 741850 | F. 01475 745599 | enquiries@brianharkinsfs.com

Brian Harkins
Estate Agents







