30, LUSS AVENUE, GREENOCK, PA15 3EF

neillclerk
ESTATE AGENTS

Description

Set within a popular cul de sac location this beautifully presented and newly comprehensively upgraded three bedroom SEMI DETACHED VILLA offers an ideal family home. Particular features include the installation of a new gas central heating system and boiler, newly refitted kitchen and bathroom, new fitted carpets/ floor coverings plus a fully redecorated interior. The majority of windows have also just been replaced.

French doors lead from the dining kitchen to an enclosed rear garden with paved patio and lawned plot. There is an enclosed lawned front garden. There is a resident's parking space within the car park. There are rear views over Greenock towards the River Clyde. This property provides an ideal first time purchase or home for a families.

Highly impressive accommodation comprises: Entrance Vestibule by double glazed UPVC door. The bright Lounge features a windows to both the front and side. There is a quality newly refitted Dining Kitchen with high gloss light grey units and slate effect work surfaces. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven and washing machine. There is ample space for table and chairs which is ideal for family living. French doors give access direct to the patio in the rear garden.

Stairs lead to the Upper Landing with hatch to loft. There are three Bedrooms. The double sized Master Bedroom features fitted mirrored wardrobes and benefits from an Ensuite WC with two piece suite comprising: vanity wash hand basin and wc. The newly refitted quality Bathroom features a three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and bath with chrome style shower. Further benefits include: wet wall panelling, decorative panelled ceiling with downlighters and anthracite heated towel rail.

Viewing is highly recommended for this stylish newly renovated home. EPC = C.

Measurements

Entrance Vestibule

Lounge
3.91m x 5.74m (12'10 x 18'10)

Kitchen
3.84m x 2.95m (12'7 x 9'8)

Upper Landing

Bedroom 1
3.20m x 3.38m (10'6 x 11'1)

Ensuite WC

Bedroom 2
3.25m x 1.98m (10'8 x 6'6)

Bedroom 3
1.93m x 1.80m (6'4 x 5'11)

Bathroom

SOAK

Agents Notes:
These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Find all our properties at: rightmove Zoopla OnTheMarket.com s1homes.com

The next step..

To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?
Call 01475 888400 to book your free market appraisal.

Require a solicitor?
Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:

60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY
t: 01475 888400
e: sales@neillclerk.co.uk
w: www.neillclerk.co.uk

neillclerk ESTATE AGENTS