



232 BURNS ROAD, GREENOCK, PA16 0HQ

OFFERS OVER £128,000

C/TAX BAND: C

3 BEDROOM HOUSE - END TERRACE

EPC BAND: C

A superb opportunity to acquire this spacious MODERN END TERRACED VILLA in walk in condition, close to local Schooling and transport links. Offering stylish modern living, with a large enclosed rear garden and Driveway.

Property comprising Reception hallway, leading to spacious Lounge with front facing large window and storage cupboard downstairs, Laminate flooring throughout. Modern spacious dining Kitchen with ample storage with floor and wall mounted units, access to rear garden grounds. Utility Room with W.C.

On the upper level there are three good sized double bedrooms all with fitted storage cupboards, one with laminated flooring throughout. Further Storage cupboard on this landing.

The family Bathroom with white three piece suite and over the bath wall mounted shower. Tiling around bath area.

In addition, the property features gas central heating and double glazing.

Enclosed rear garden grounds laid mainly to lawn and Front Driveway.

Early viewing strongly recommended to appreciate the quality of build and finish on offer.

Lounge

$18'1" x 13'3" (5.53 x 4.05)$



Dining Kitchen

$15'4" x 10'10" (4.69 x 3.32)$



Utility

$5'11" x 4'6" (1.81 x 1.39)$

Bedroom 1

$13'1" x 10'10" (3.99 x 3.32)$



Bedroom 2

14'3" x 8'3" (4.35 x 2.54)



Bathroom

7'0" x 6'8" (2.14 x 2.04)



Bedroom 3

12'0" x 10'0" (3.66 x 3.07)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Energy Efficiency Rating		
Not energy efficient - higher running costs (92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Scotland		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Scotland		
EU Directive 2002/91/EC		

