



42, SOUTH STREET, GREENOCK, PA16  
8QQ





# Description

Competitively priced below Home Report value £220,000. This generous sized three bedroom, two public room SEMI DETACHED VILLA lies in a popular central West End location offering an ideal family home. A compact driveway offers off street parking for a small car and is accessed by wrought iron gates. Enclosed gardens extend to front and rear. A paved patio to side of property is ideal for entertaining. Lawned rear garden is enclosed by hedging and shrubs.

Floored and lined loft accessed by stair with "Velux" to rear plus access to additional storage area. Specification includes: double glazing and gas central heating. Conveniently positioned for wide range of amenities including Greenock West railway station with frequent service to Glasgow and schooling.

Accommodation comprises: Entrance Vestibule by timber door with single glazed panel above and tiled floor. Reception Hallway is reached by UPVC double glazed door and features an ornate arch. The airy front facing Lounge with three light bay window features period style detailing and ornate oak style fireplace with marble surround and inset electric fire. Glazed double doors lead to the Dining Room with rear window, alcove and seating recess.

An Inner Hall gives access to downstairs Shower Room with quality three piece suite including double sized shower cubicle. The bright rear facing Kitchen benefits from a three light rear window, side window and door leading to the garden. Quality fitted beech style units with stainless steel handles, high gloss cherry wood work surfaces and partial wall tiling. There is a stainless steel chimney extractor hood and gas cooker.

Stairs lead to half landing. The upgraded Bathroom has rear window and suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower. Specification includes: wet wall panelling, decorative ceiling and heated towel rail.

Upper Landing leads to two double Bedrooms and 3rd single Bedroom.

Must be viewed. EPC= E

# Measurements

Entrance Vestibule
Reception Hallway
Lounge 4.22 x 5.64 (13'10" x 18'6")
Dining Room 4.67 x 4.14 (15'4" x 13'7")
Inner Hall
Shower Room
Kitchen 3.73 x 2.92 (12'3" x 9'7")
Half Landing
Bathroom
Bedroom 1 4.75 x 3.43 (15'7" x 11'3")
Bedroom 2 3.73 x 3.91 (12'3" x 12'10")
Bedroom 3 2.24 x 3.07 (7'4" x 10'1")
Floored & lined loft 3.71m x 2.24m (12'2" x 7'4")













The next step..



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