

*Brian Harkins
Estate Agents*



59 WEYMOUTH CRESCENT, GOUROCK, PA19 1HR

OFFERS OVER £173,000

C/TAX BAND: D

3 BEDROOM HOUSE - SEMI-DETACHED

EPC

This modern extended SEMI DETACHED VILLA situated in the Residential location of the Arran View Estate. Offering ideal family accommodation with front & enclosed rear gardens with Decked patio area, Monobloc Driveway.

Offering ideal family accommodation comprising of Welcoming Entrance Vestibule, Lounge /Dining with windows to the front, Laminate flooring throughout. Fitted Kitchen with ample storage in the form of both floor and wall mounted units, Electric Hob and Extractor Hood, wall mounted oven , patio doors onto rear patio area.

Ground floor Bedroom with window to rear, Ensuite shower room with two piece white suite and walk in shower cubicle.

On the upper level there is Bedroom two with dual windows to the rear and built in wardrobes, Further Bedroom to front with laminate flooring and storage cupboard.

Family Bathroom with three piece white suite and over the bath wall mounted Electric Shower and screen, Tiling throughout.

The front garden is laid mainly with lawn, Monobloc Driveway for two cars to side and the Enclosed rear garden has a large decked patio area, Drying Area.

The specification of this property includes Gas Central Heating and Double Glazing.

Early viewing is highly recommended to fully appreciate both the property and the locale on offer.

Lounge Dining



Kitchen



Bedroom 1



En suite Shower



Bedroom 2



Bedroom 3



Bathroom



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.



