17 LANGHOUSE PLACE, INVERKIP, PA16 0EW

OFFERS IN EXCESS OF £269,995

C/TAX BAND: E

3 BEDROOM HOUSE - DETACHED

EPC BAND:C

This charming and spacious detached villa sits in a welcoming cul-de-sac, just a short stroll from village amenities like schools, shops, and great road and rail connections. The home is in fantastic decorative condition throughout, ready to enjoy.

The property is in superb decorative order throughout. Inside, you'll find an external porch leading to a welcoming hallway, a bright and stylish lounge/dining area with a large front-facing window, and a dining space with patio doors opening to the rear garden.

The modern breakfasting kitchen offers ample storage with sleek grey gloss units, a wall-mounted double oven and microwave, induction hob, extractor hood, and integrated fridge freezer.

There's also a utility room with access to the enclosed rear garden, a family room/office with a front window, and a plumbed cloakroom with a two-piece suite. Upstairs, the master bedroom features a mirrored fitted wardrobe and a recently upgraded en-suite shower room.

Two further double bedrooms come with built-in wardrobes, and the fantastic upgraded family bathroom includes a three-piece suite with mixer shower, screen, and wet wall finish, plus a storage cupboard.

Outside, the mature gardens are well-kept, with a front lawn and flower beds, and an enclosed rear garden with pebbled areas, terraced decking, a paved patio, and mature shrubs.

A monoblock driveway leads to a single garage. The home benefits from gas central heating and double glazing throughout—early viewing is a must for this fantastic family home.

Lounge/Dinning Room
23'7" x 15'8" (7.21m x 4.80m)

Kitchen
13'1" x 8'5" (3.99m x 2.59m)

Family Room/Study
7'6" x 10'5" (2.31m x 3.20m)

Utility Room
7'10" x 6'9" (2.39m x 2.06m)

W C
7'6" x 3'6" (2.29m x 1.09m)

Master Bedroom
11'6" x 11'10" (3.51m x 3.61m)

En Suite
5'6" x 5'6" (1.70m x 1.70m)

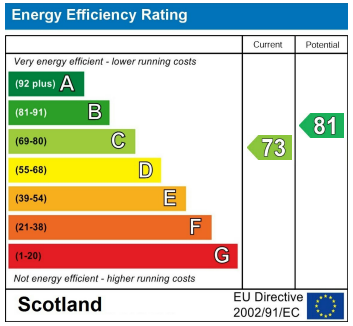
Bedroom 2
10'9" x 9'6" (3.30m x 2.90m)

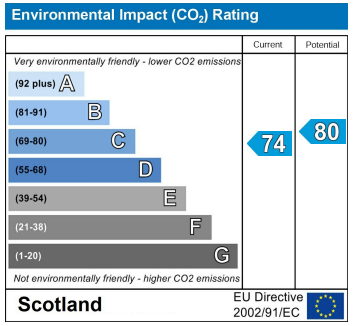
Bathroom
6'11" x 8'5" (2.11m x 2.59m)

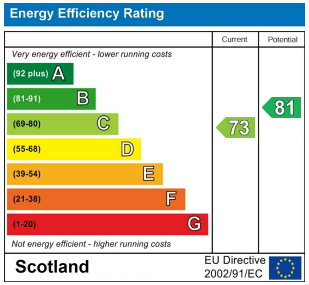
Bedroom 3
10'5" x 10'5" (3.20m x 3.20m)

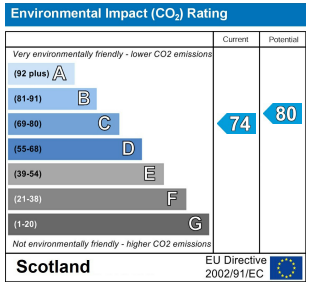
IMPORTANT NOTE TO PURCHASERS:
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

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