



49A, NEWTON
STREET, GREENOCK, PA16 8SD





Description

Offering a spacious home set over three levels this four/five bedroom CONVERSION with private main door access and basement rooms. A further benefit is the monoblocked driveway providing essential off street parking for up to four cars which leads to the garage. Occupies a desirable West End location situated close to local schooling and Greenock West railway station providing a frequent service to Glasgow which is ideal for commuters.

There is an enclosed south facing rear garden with monoblocked patio and lawned plot which is a perfect space for relaxing on summer days. Specification includes: double glazing and gas central heating.

Impressive apartments comprise: Entrance Stair by UPVC door leads by spiral staircase with side window and further UPVC double glazed door to the Reception Hallway with ornate cornice, ceiling rose and inbuilt cupboard. The front facing Lounge features a focal point marble fireplace with living flame gas fire. There is a separate Dining Room which could be used as a 5th bedroom. The Breakfasting Kitchen benefits from maple style units, black high gloss marble style worksurfaces, breakfast bar and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven and integrated fridge/freezer.

There are three double sized Bedrooms on this floor. The Bathroom with side window provides a three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and bath with mixer shower. Additional benefits include: wall tiling and chrome heated towel rail.

Stairs lead to upper floor offering a 4th double Bedroom with "Velux" windows to the front and rear. A Home Office with "Velux" may offer the potential for the creation of an Ensuite Shower Room, subject to permissions being granted.

The Basement comprises a rear facing room which could be a lounge/bedroom. There is a Utility/Shower Room and separate WC Compartment.

Viewing is highly recommended. EPC = D

Measurements

Entrance Stair & Hallway

Lounge
5.05m x 4.17m (16'7 x 13'8)

Dining Room / 5th Bedroom
2.74m x 3.30m (9'0 x 10'10)

Breakfasting Kitchen
3.58m x 3.91m (11'9 x 12'10)

Bedroom 1
4.55m x 4.32m (14'11 x 14'2)

Bedroom 2
3.96m x 3.84m (13'0 x 12'7)

Bedroom 3
3.96m x 3.40m (13'0 x 11'2)

Bathroom

Bedroom 4
4.50m x 6.12m (14'9 x 20'1)

Home Office
5.66m x 2.24m (18'7 x 7'4)

Basement Room
2.79m x 3.63m (9'2 x 11'11)

Basement Utility Room/Shower Room

Basement WC













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.

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