



35, RODNEY ROAD, GOUROCK, PA19 1XG



 neillclerk
ESTATE AGENTS





Description

This is a rare opportunity to purchase an upgraded, beautifully presented two bedroom UPPER QUARTER VILLA with private main door entry and pebbled driveway providing off street parking. A further benefit is the generous sized private section of rear garden with lawned plot, paved patio and storage shed. The exterior has been repainted in recent years. There is a partially floored loft accessed by pull down ladder.

Lies within a sought after location conveniently situated for transport facilities and schooling, plus the popular Darroch Park is nearby. Specification includes: double glazing and gas central heating.

Accommodation comprises: Entrance Vestibule / Stair by UPVC double glazed door with side window and inbuilt cupboard. The Hallway has an inbuilt cupboard and hatch to the loft. There is a bright front facing Lounge featuring views over Gourock towards the River Clyde and hills in the distance.

The refitted Kitchen has a rear facing window plus light grey fitted units, oak style work surfaces, splashback tiling and an inbuilt cupboard. Appliances include: extractor hood, gas hob and electric oven.

There are two double sized Bedrooms. The 2nd double bedroom benefits from two wardrobes. The quality Bathroom with rear window features a three piece suite comprising: pedestal wash hand basin, wc and bath with mixer shower. Additional features include: partial wall tiling and wall mounted electric fan heater.

Immediate viewing is highly recommended for this impressive home. EPC = C.



Measurements

Entrance Vestibule/Stair

Hallway

Lounge

3.12m x 4.57m (10'3 x 15'0)

Kitchen

3.25m x 2.74m (10'8 x 9'0)

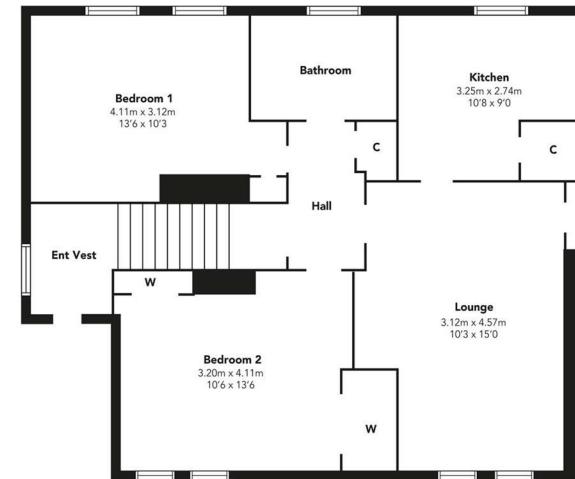
Bedroom 1

4.11m x 3.12m (13'6 x 10'3)

Bedroom 2

3.20m x 4.11m (10'6 x 13'6)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans









**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.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**
t: 01475 888400
e: sales@neillclerk.co.uk
w: www.neillclerk.co.uk

 **neillclerk**
ESTATE AGENTS