

1/1, 92A, MANOR CRESCENT, GOUROCK, PA19 1UP

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ESTATE AGENTS









Description

This immaculately presented and spacious larger style three bedroom FIRST FLOOR FLAT lies within a seldom available development which would suit a variety of purchasers including downsizers and families. There are only three flats in this section of the building with just one flat per floor. The property occupies a convenient location just a short walk from Cardwell Bay with all its amenities, local shops and transport facilities plus the Battery Park is nearby.

There is an allocated parking space at the rear of the property and additional shared visitor spaces are available. Specification includes: gas central heating and double glazing, The building is protected by a videophone security entry system.

Impressive apartments comprise: Reception Hallway is reached by a composite door with two inbuilt cupboards. There is a bright front facing Lounge/Dining Room with four light bay window formation and further single window which offers oblique views towards Cardwell Bay. The quality refitted Kitchen features white high gloss fitted units, slate effect work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, integrated fridge/freezer, dishwasher and washer/dryer.

The rear facing double sized Master Bedroom features a bank of fitted wardrobes. There is a quality refitted tiled Ensuite Shower Room with three piece suite including: shower cubicle with chrome style shower, pedestal wash hand basin and wc. The 2nd and 3rd rear facing double Bedrooms also benefitsfrom fitted wardrobes. The refitted Bathroom with side window features a pedestal wash hand basin, wc and bath with chrome style shower. Specification includes: wall tiling.

NB: All furniture is open to separate negotiation. This rarely available three bedroom style of flat must be viewed. EPC = C.

Measurements

Hallway

Lounge / Dining Room
5.16m x 5.16m (16'11 x 16'11)

Kitchen
2.26m x 4.14m (7'5 x 13'7)

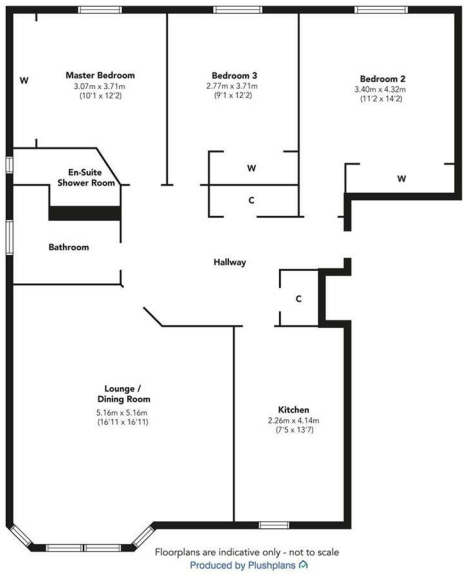
Master Bedroom
3.07m x 3.71m (10'1 x 12'2)

Ensuite Shower Room

Bedroom 2
3.40m x 4.32m (11'2 x 14'2)

Bedroom 3
2.77m x 3.71m (9'1 x 12'2)

Bathroom

















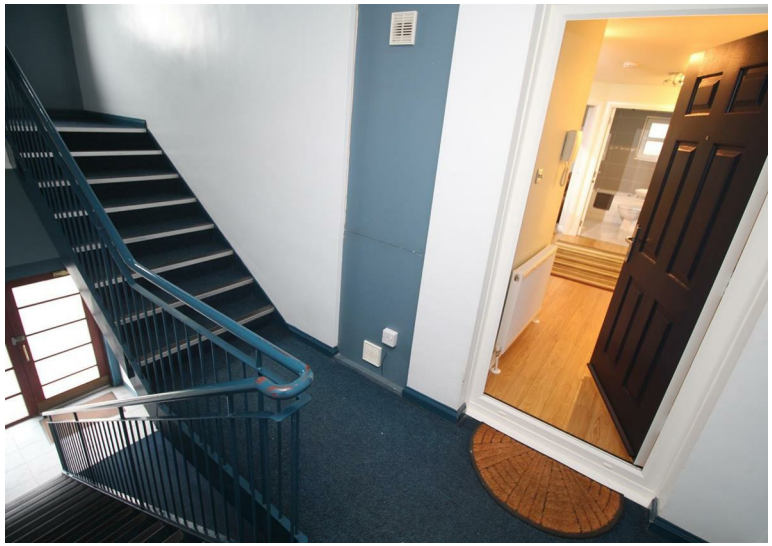














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60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY
t: 01475 888400
e: sales@neillclerk.co.uk
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