

*Brian Harkins  
Estate Agents*



*22 PENTLAND AVENUE, PORT GLASGOW, PA14 6NG*

*OFFERS OVER £93,000*

*C/TAX BAND: A*

*2 BEDROOM HOUSE - MID TERRACE*

*EPC BAND: C*



This MID TERRACED VILLA is set within a popular location which makes excellent family accommodation. This spacious home would suit a variety of buyers and close local schools and transport links

There is a welcome porch area and a bright and spacious lounge with window to the front and rear, Laminate flooring throughout, access rear garden via a double glazed door to the rear. Ample room to include family dining area within the lounge.

Fitted kitchen with ample storage in the form of floor and wall mounted units, access to lounge.

On the upper landing there are two good-sized Double Bedrooms one with storage cupboard. The family Bathroom with three-piece white suite over the bath wall mounted Electric shower and screen, tiled throughout.

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

Monoblock front garden with extensive garden grounds to rear are laid mainly to lawn.

COUNCIL TAX BAND A

Immediate viewing is required to fully appreciate the accommodation on offer .

### **Lounge**

*18'5" x 11'2" (5.62m x 3.42m)*



### **Kitchen**

*10'11" x 5'8" (3.33m x 1.75m)*



### **Bedroom 1**

*14'7" x 8'11" (4.46m x 2.73m)*



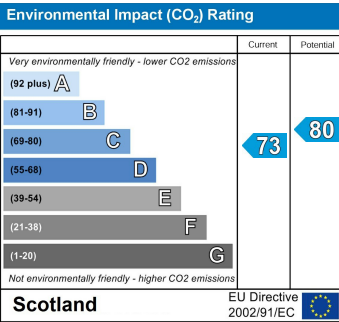
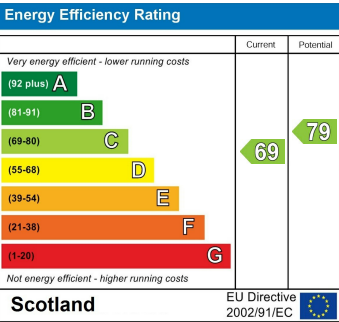
### **Bedroom 2**

*11'11" x 9'7" (3.64m x 2.93m)*



### **Bathroom**

*6'0" x 4'10" (1.85m x 1.48m)*



**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.

