34 AUCHENDORES AVENUE, PORT GLASGOW, PA14 6NU

OFFERS OVER £117,000

C/TAX BAND: A

2 BEDROOM HOUSE - MID TERRACE

EPC BAND:C

Set within a residential location this two bedroom MID TERRACED VILLA offers an ideal family home lying close to local amenities and transport facilities. This is a deceptively spacious accommodation. There is a Driveway to the front and enclosed rear garden with Shed.

The accommodation on offer comprises of Welcoming Hallway, Bright and Spacious Dining / Lounge with windows to front and rear. Fitted Kitchen with ample storage in both floor and wall mounted units, Electric Hob and Oven with Stainless Steel chimney extractor, access to rear garden.

On the upper level there are two good sized Double Bedrooms one with mirrored sliding wardrobes and further storage cupboard . Access to loft storage.

Family Bathroom with three piece white vanity suite and over bath wall mounted Electric shower and screen, Wet Wall paneling throughout.

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

There is garden grounds to rear which are laid mainly to lawn with large garden shed.

This terraced villa is not only a practical choice but also a charming one, with its character and potential to create a warm family atmosphere. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home in Port Glasgow.

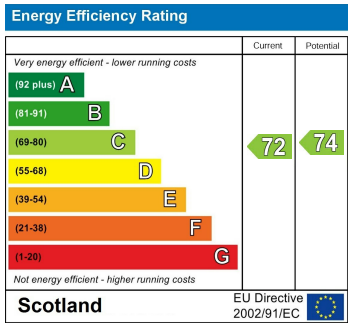
Lounge
20'10" x .318'2" (6.37 x .97)

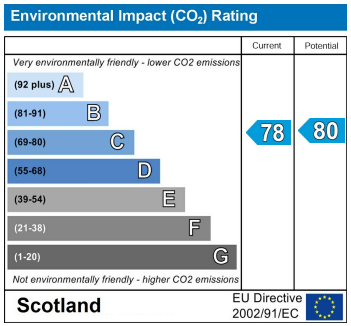
Kitchen
10'8" x 9'1" (3.27 x 2.78)

Bedroom
10'11" 10'11" (3.34 3.35)

Bedroom
15'4" x 9'10" (4.68 x 3.00)

Bathroom
6'2" x 3'11" (1.90 x 1.21)

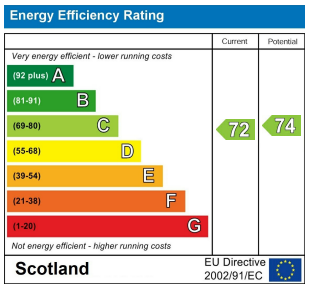


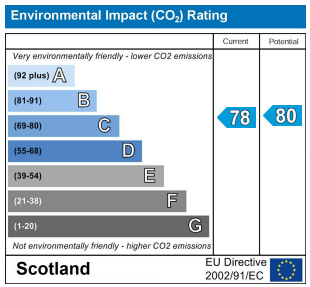


IMPORTANT NOTE TO PURCHASERS:

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.





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