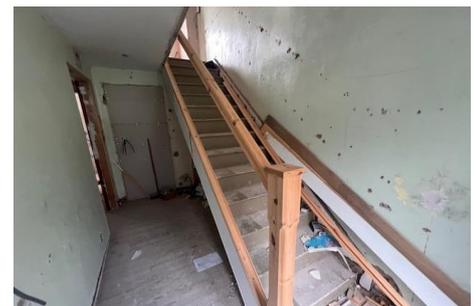
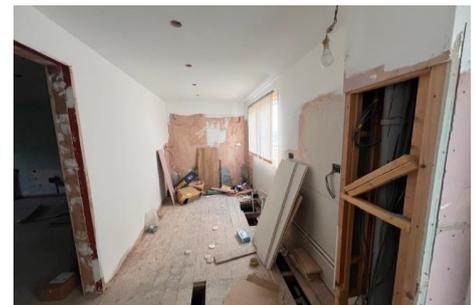




40 FOXBAR CRESCENT, PAISLEY. PA2 ORJ.

“THE HOME REPORT VALUATION ON THIS PROPERTY IS 65,000.00. DETAILS OF THE HOME REPORT CAN BE ACCESSED AT:-
[HTTP://WWW.PACKDETAILS.COM/NOTIFY.HTM?SR=HPC=PA2ORJ](http://www.packdetails.com/notify.htm?sr=hpc=PA2ORJ) EPC BAND F



- MID TERRACED VILLA IN QUIET LOCALE
- POPULAR RESIDENTIAL AREA
- UTILITIES/SERVICES MAY REQUIRE TO BE PROFESSIONALLY RE-COMMISSIONED
- NEEDS FULL INTERNAL UPGRADING / IDEAL INVESTMENT PROJECT
- CASH PURCHASE ONLY
- FRONT & REAR GARDEN
- LOCAL SCHOOLS AND AMENITIES CLOSE BY

OFFERS OVER £62,500

40 FOXBAR CRESCENT, PAISLEY. PA2 0RJ.

OFFERS OVER £62,500

DISCLAIMER

THIS PROPERTY IS BEING SOLD IN ITS PRESENT CONDITION AND NO WARRANTY WILL BE GIVEN TO ANY PURCHASER WITH REGARD TO THE EXISTENCE OR CONDITION OF THE SERVICES OR ANY HEATING OR OTHER SYSTEM WITHIN THE PROPERTY. ANY INTENDING PURCHASERS WILL REQUIRE TO ACCEPT THE POSITION AS IT EXISTS SINCE NO TESTING OF ANY SERVICES OR SYSTEMS CAN BE ALLOWED. NO MOVEABLE ITEMS WILL BE INCLUDED IN THE SALE

ENTRANCE HALL 12' 7" x 5' 11" (3.83M x 1.81M)

LOUNGE 14' 10" x 12' 4" (4.52M x 3.76M)

KITCHEN / DINER 18' 9" x 8' 8" (5.71M x 2.64M)

BEDROOM FRONT 15' 5" x 10' 7" (4.70M x 3.23M)

BEDROOM REAR 11' 0" x 10' 6" (3.35M x 3.19M)

BATHROOM 6' 4" x 6' 2" (1.94M x 1.88M)

REAR GARDEN



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any errors appearing in this document. The plan is for illustrative purposes only and should be used in conjunction with the property particulars. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or condition. Made with SketchUp 2018

As a regulated business we are required to comply with the "The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT OR OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR ANY APPLIANCES. PHOTOGRAPHS ARE REPRODUCED FOR GENERAL INFORMATION AND IT MUST NOT BE INFERRED THAT ANY ITEM IS INCLUDED FOR SALE WITH THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT OUR OFFICE IMMEDIATELY WHEN WE WILL ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE



OFFERS OVER £62,500