



6, CHURCH STREET, GOUROCK, PA19  
1RE





## **Description**

Offering a rare opportunity to purchase a one bedroom MAIN DOOR FLAT which lies in the heart of Gourrock. Ideally situated for a variety of shops, amenities, plus ferry, road and rail transport links are all located nearby. This home would suit first time buyers and downsizers seeking a property with a central location. Specification includes: gas central heating and double glazing. There is a communal rear garden/drying green. Within this area there is a pebbled plot providing space for table and chairs plus a timber shed which was built by the owner of 6 Church Street and has been solely used by them.

Accommodation comprises: Entrance vestibule by double timber door which leads by a further UPVC double glazed door to a Hallway with inbuilt shelved storage cupboard. The front facing Lounge with double glazed window overlooks the garden and is on open plan with the Kitchenette. The kitchenette features a range of fitted beech style units, oak effect work surfaces and splashback tiling. Appliances include: stainless steel extractor hood, electric hob, oven and washing machine.

The double sized Bedroom overlooks the garden. There is a Shower Room with window plus a three piece suite comprising: pedestal wash hand basin, wc and corner shower cubicle with "Triton" shower. A further benefit is partial wall tiling.

Early viewing is highly recommended. EPC = D.

## **Measurements**

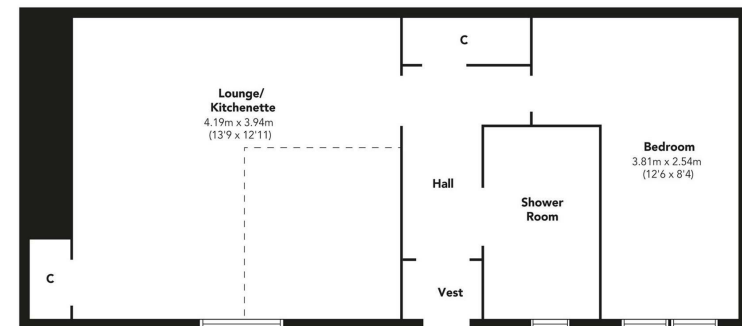
Entrance Vestibule

Hallway

Lounge/Kitchenette  
4.19m x 3.94m (13'9 x 12'11)

Bedroom  
3.81m x 2.54m (12'6 x 8'4)

Shower Room



Floorplans are indicative only - not to scale  
Produced by Plushplans 









The  
next  
step..



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