

Brian Harkins
Estate Agents

67 MOORFIELD AVENUE, PORT GLASGOW, PA14 5XU

OFFERS OVER £153,000

C/TAX BAND: A

3 BEDROOM HOUSE - MID TERRACE

EPC BAND:C

Offering an ideal family home this spacious MID TERRACED VILLA is situated in a highly popular residential location with transport links and local amenities close at hand. The location has Primary & Secondary Schools with in a close proximity. Enclosed rear garden grounds.

Comprising of Welcoming Reception Hallway, Large walk in storage cupboard. Bright and Spacious Lounge with laminated flooring throughout, two large windows looking onto rear garden, access to Modern family Dining Kitchen with ample storage unit in the form of wall and floor mounted, Gas Hob, Oven and Extractor Hood, Access to rear garden, Tile flooring throughout.

On the upper level there are Three good-sized Double Bedrooms, two with built in storage cupboards.

Modern family Bathroom with three-piece white vanity bathroom suite and over the bath mixer shower and screen, Tiling throughout. Further storage cupboard, Access to loft storage space.

Enclosed rear garden laid mainly to lawn and Patio Area.

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

This is a superb property and Early viewing is highly recommended to fully appreciate both the property and the locale on offer.

Lounge
18'6" x 11'5" (5.64 x 3.48)



Kitchen/Diner
18'6" x 10'0" (5.64 x 3.05)



Bedroom
11'1" x 9'10" (3.38 x 3.02)



Bedroom
14'9" x 8'2" (4.52 x 2.51)



Bedroom
11'3" x 10'11" (3.45 x 3.33)

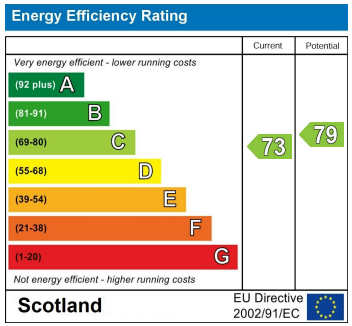


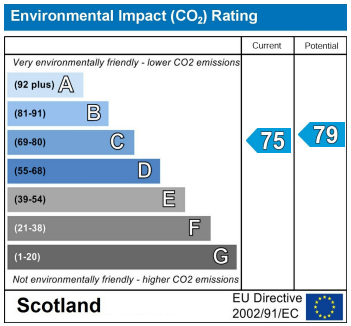
Bathroom
9'3" x 5'6" (2.82 x 1.7)

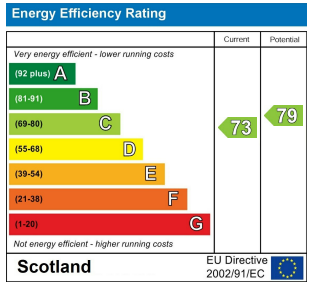


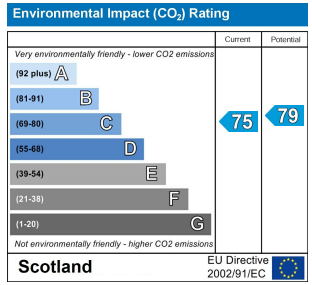
IMPORTANT NOTE TO PURCHASERS:
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

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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