



*Brian Harkins
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56 SLAEMUIR AVENUE, PORT GLASGOW, PA14 6NF

OFFERS OVER £130,000

C/TAX BAND: A

3 BEDROOM HOUSE - END TERRACE

EPC BAND:D

This well present END TERRACED VILLA located within a seldom available residential district of Port Glasgow whilst providing excellent family accommodation. This property has Extensive enclosed garden grounds.

Comprising of Welcoming Entrance Hallway with three storage cupboards, Bright and spacious Lounge with windows to the front and rear.

Fitted Dining Kitchen with ample storage in the form of wall and floor mounted units, Gas Cooker with Extractor Hood, access onto rear garden.

Three good-sized Double Bedrooms one with built in storage. Access to Loft space from top landing.

Bathroom with three piece vanity bathroom suite, electric shower and Tiling around bath area..

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

There are garden grounds both to the front, side and rear of the property laid mainly to lawn with slabbed patio area and mature shrubs.

COUNCIL TAX BAND A

Early viewing is highly recommended to fully appreciate the property and the locale on offer.

Lounge
21'3" x 12'3" (6.50 x 3.75)



Kitchen
13'4" x 10'5" (4.07 x 3.18)



Bedroom 1
12'3" x 10'5" (3.75 x 3.18)



Bedroom 2
12'3" x 10'4" (3.75 x 3.16)



Bedroom 3
11'2" x 10'4" (3.42 x 3.17)



Bathroom
 10'3" x 4'7" (3.13 x 1.40)



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.



