



Presented to the market in immaculate condition this SEMI-DETACHED VILLA. GCH & DG. Driveway. Private gardens featuring decking area. Hallway, lounge, kitchen, three bedrooms and bathroom. Early viewing advised.

47 PENNYFERN ROAD, GREENOCK, PA16 9HD

OFFERS OVER: £122,000

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Presented to the market in immaculate condition this SEMI-DETACHED VILLA. Gas central heating and double glazing throughout. Driveway. Private gardens featuring decking area.

Hallway giving access to all accommodation together with storage cupboard. The lounge runs from front to rear of the property offering great sized living area. Tastefully decorated. Electric fire and surround. A window at each end of the room allowing natural light throughout. Modern white high gloss kitchen hosting floor and base units with complementing work surfaces and tiled floor. Extractor hood, gas hob and electric oven. Tiled splashback, feature lighting and grey tall wall mounted slimline radiator.

Stylish family bathroom hosting bath with over shower, vanity unit incorporating w.c. and wash hand basin. Walls are of a tiled finish with complementing flooring.

Stairwell to upper level. Loft access and storage cupboard.

The property benefits from three great sized bedrooms. Bedroom one is to the front with fitted wardrobes. Bedroom two is a great sized double bedroom to the front also again with fitted wardrobes. Bedroom three is a good-sized double located to the rear with views of the Firth of Clyde and surrounding area.

Early viewing is a must!

Close to all local amenities including transport and both Primary and Secondary Schooling.

ACCOMMODATION

Hallway – 2.78m(9'1")x1.59m(5'2")approx.

Lounge – 6.23m(20'4")x3.72m(12'2")approx.

Kitchen – 3.49m(11'4")x3.35m(10'9")approx. (widest point)

Bedroom one – 3.72m(12'2")x3.69(12'1")approx. excluding storage

Bedroom two – 2.73m(8'9")x3.62m(11'8")approx. excluding storage

Bedroom three – 3.29m(10'7")x3.04m(9'9")approx.

Bathroom – 1.76m(5'7")x1.84m(6'0")approx.

The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Linda Swan on 01475 788246 Or Harry Gray On 01475 558420.