



Located in a sought after area this seldom available END OF TERRACE VILLA offers fantastic family accommodation. Private front and rear gardens. Gas central heating and double glazing throughout.

**5 ROOK ROAD, GREENOCK PA16 7BP**

**Offers Over: £110,000**

## 5 ROOK ROAD, GREENOCK PA16 7BP

Located in a sought after area this seldom available END OF TERRACE VILLA offers fantastic family accommodation. Private front and rear gardens. Gas central heating and double glazing throughout.

Entrance porch leading you to main hallway giving access to all accommodation together with storage cupboard and further storage under stairwell. The lounge is to the front of the property, great-sized living area featuring storage. Stylish fitted kitchen to the rear comprising floor and base units with complementing work and floor surfaces. Integrated electric hob, oven and grill. Door to rear gardens. Also located on this level is bedroom three, double room with storage being utilized as an office.

Stairwell to upper level. Storage at the window together with two further storage cupboards.

Bedrooms one and two are located on this level. Bedroom one is a spacious double to the front with storage and looks out to views of the surrounding area. Bedroom two is also a double room to the rear with storage and loft hatch access. Modern bathroom featuring w.c., wash hand basin and bath with over shower.

Situated in quiet yet popular area of Greenock, close to local amenities including schools, shops and transport.

Early viewing is recommended.

### ACCOMODATION

Lounge - 4.87m(15'9")x3.50m(11'4")approx.

Kitchen - 3.23m(10'5")x2.62m(8'6")approx.

Bedroom three - 3.15m(10'3")x3.05m(10'0")approx.

### Upper level

Bedroom one - 3.82(12'5")x3.69m(12'1")approx.

Bedroom two - 3.14m(10'3")x3.10m(10'17")approx.

Bathroom - 2.31m(7'5")x1.59m(5'2")approx.

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420

### ENTRY

Negotiable

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.