



The opportunity has arisen to purchase this SEMI-DETACHED VILLA located in a popular yet tranquil area of Port Glasgow. Wonderful family accommodation featuring private gardens and conservatory. Warm air central heating system.

69 WEST WOODSIDE AVENUE, PORT GLASGOW PA14 6HR

Offers Over: £95,000

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Entrance porch with storage leading to hallway that gives access to all accommodation and consists of storage under the stairwell. Spacious family lounge to the front of the property providing a good living space. Cupboard housing heating system. Patio doors at the back of the room leading to the bright and cosy conservatory with door to the rear gardens. Modern fitted kitchen accessed from the lounge hosting a variety of wall and floor units providing ample work and storage space. Integrated appliances include the gas hob with hood over, oven and grill.

Carpeted stairwell to upper level with loft entry. Beautiful glass-stained door leading to the bathroom which consists of a w.c., vanity unit with wash hand basin and shower cubicle.

The property benefits from three bedrooms. Bedrooms one and two are good-sized double rooms with the former containing built-in wardrobes and bedroom three is a single room.

Locally there is an excellent provision of transport links and regular bus service. Shopping and leisure facilities are nearby also.

Early viewing is highly recommended.

ACCOMMODATION

Lounge:- 7.84m(25'7")x3.44m(11'2")approx

Kitchen:- 3.00m(9'8")x2.95m(9'6")approx

Conservatory:- 3.63m(11'9")x3.47m(11'3")approx

Bedroom one:- 3.41m(11'1")x3.00m(9'8")approx

Bedroom two:- 4.02m(13'1")x2.99m(9'8")approx

Bedroom three:- 3.09m(10'1")x2.49m(8'1")approx

Shower room:- 1.95m(6'3")x1.79m(5'8")approx

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

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.