



44, GRANT STREET, GREENOCK, PA15
2BP



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ESTATE AGENTS



Description

Competitively priced below Home Report value £115,000. This is a rare opportunity to purchase an extended 3/4 bedroom traditional SEMI DETACHED VILLA situated in a popular location. Requires a degree of modernisation and upgrading which is reflected in the asking price and will offer an ideal family home upon completion of the works. A driveway accessed by double wrought iron gate provides off street parking for one car and leads to the garage which adjoins the property with additional access from the rear garden and single glazed side window. The garage may offer development potential to add additional living space, subject to requisite permissions being granted.

There is a pebbled front garden with shrubs. The rear garden is enclosed by fencing/shrubs and features lawned, paved and decked areas. Specification includes: double glazing and gas central heating. There is a partially floored loft. Lies close to local shops and transport facilities, including Cartsdyke railway station and the A8 which is ideal for commuters to Glasgow and further afield.

Accommodation comprises: Entrance Vestibule by timber door with single glazed panel above leads by glazed door with etched scene to the Hallway. There is a front facing bay windowed Lounge with fireplace. The Dining Room could also be used as a 4th downstairs bedroom and currently has a shower/wc compartment fitted within the room. An Inner Hall leads to the spacious Breakfasting Kitchen which features maple style units, work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood and gas hob. Patio doors lead to the rear garden.

Stairs give access to 1/2 Landing with the 3rd double Bedroom located on this level. Upper Landing leads to the remaining two double sized Bedrooms. The Bathroom with front window offers a three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower, plus partial wall tiling and tiled floor.

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Measurements

Entrance Vestibule
Hallway
Lounge
4.04m x 4.72m (13'3 x 15'6)
Dining Room/ 4th Bedroom
3.63m x 3.25m (11'11 x 10'8)
Breakfasting Kitchen
3.23m x 4.55m (10'7 x 14'11)
Half Landing
Bedroom 3
3.33m x 2.59m (10'11 x 8'6)
Upper Landing
Bedroom 1
3.86m x 4.11m (12'8 x 13'6)
Bedroom 2
3.51m x 2.92m (11'6 x 9'7)
Bathroom
Garage
3.89m x 5.56m (12'9 x 18'3)













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