



Located within a sought after area of Greenock this SEMI-DETACHED house makes a fantastic family home and provides great accommodation. Private gardens to front and rear. Gas central heating and double glazing throughout. Council Tax Band A.

9 BERWICK ROAD, GREENOCK PA16 0HJ

Offers Over: £83,000

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Welcoming entrance giving access to all accommodation and comprising storage cupboard under the stairwell. Lounge at the front providing a spacious living area with windows at both ends of the room providing a natural glow. Views of the surrounding area. Fitted kitchen to the rear with integrated gas hob with hood over together with integrated oven and grill. There is a variety of wall and floor units providing ample work and storage space with complementing floor and work surfaces. Door leading to extensive rear gardens.

Carpeted stairwell to upper level with storage. Loft access.

Bathroom consisting of w.c., wash hand basin with vanity unit, bath tub and separate shower cubicle.

The property benefits from two double bedrooms both of which host built-in mirror wardrobes with bedroom one also comprising a storage cupboard. Bedroom one is situated to the front of the house and provides views of the surrounding area.

Early viewing highly recommended.

Close to all local amenities including local transport with close by bus route offering regular services. Both Primary and Secondary schooling are within walking distance of this property. Branchton station where the mainline railway provides excellent services to Glasgow Central is also nearby.

ACCOMMODATION

Lounge - 5.58m(18'3")x3.22m(10'5")approx.

Kitchen - 3.62m(11'8")x2.22m(7'2")approx.

Bedroom one - 3.97m(13'0")x2.65m(8'6")approx.

Bedroom two - 2.88m(9'4")x2.27m(7'4")approx.

Bathroom - 2.64m(8'6")x1.77m(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.