



48, NEWARK STREET, GREENOCK, PA16  
7UN



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ESTATE AGENTS



# Description

\*Closing date Monday 29th April at 11am\* Occupying a highly desirable West End location this substantial traditional three bedroom, two public room MID TERRACED VILLA offers an ideal family home A degree of internal upgrading / modernisation is required which is reflected in the asking price.

Gardens extend to the front & rear. The south facing front garden is enclosed with plot containing a selection of shrubs. There is a particularly spacious rear garden featuring lawned and paved plots, an old greenhouse plus access to Madeira Lane. Potential may exist to create a garage or off street parking subject to permissions. The partially floored loft also offers future development potential, subject to requisite permissions being granted.

There is a cellar accessed from the rear of the property providing useful storage. Specification includes: double glazing which was installed in 2017 & electric heating.

Impressive family apartments comprise: Entrance Vestibule by double UPVC door with double glazed panel above. A stained glass door leads to the Reception Hallway. There is a bright & spacious front facing bay windowed Lounge. The Dining Room could also be used as a Home Office and overlooks the rear garden. There is a Dining Kitchen which enjoys aspects to the garden with basic fitted units & work surfaces. Appliances include: electric cooker, washing machine & fridge/freezer. A UPVC double glazed door leads to the garden.

A staircase from the Reception Hall leads to a Mezzanine Landing. There is a Home Office/Child's Bedroom with rear window. The Bathroom has two rear facing windows & three piece suite comprising: pedestal wash hand basin, wc, bath with "Aqualisa" shower. A short stair leads to the Upper Landing with cupboard & hatch to the loft. There are three double sized Bedrooms. Bedrooms 1 & 2 both feature fitted wardrobes.

Viewing is strongly recommended for this West End family home within a seldom available location. EPC = E.

# Measurements

Entrance Vestibule  
Reception Hallway  
Lounge  
4.27m x 5.41m (14'0 x 17'9)  
Dining Room  
3.66m x 3.51m (12'0 x 11'6)  
Kitchen Diner  
3.61m x 5.41m (11'10 x 17'9)  
Mezzanine Landing  
Home Office/Child's Bedroom  
1.98m x 1.93m (6'6 x 6'4)  
Bathroom  
Upper Landing  
Bedroom 1  
5.49m x 3.30m (18'0 x 10'10)  
Bedroom 2  
3.40m x 3.81m (11'2 x 12'6)  
Bedroom 3  
2.39m x 3.38m (7'10 x 11'1)



Floorplans are indicative only - not to scale  
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