



23, DAFF AVENUE, INVERKIP, PA16 0AP



 neillclerk
ESTATE AGENTS



Description

This is a rare opportunity to purchase a well presented three bedroom END TERRACED VILLA in a cul de sac location close to the centre of the village which offers an ideal family home. Private gardens extend to the front and rear. The front garden features a lawned plot with hedge. A pebbled plot at the side of the property offers potential to create a driveway, subject to permissions being granted. The rear garden features a pebbled plot with lawned area extending beyond and timber shed. There are rear views beyond the garden towards woodland.

Specification includes: double glazing, gas central heating and laminate flooring. The village of Inverkip is a short walk from the property and offers a range of amenities including Inverkip Primary School and local shops. The railway station offers a regular service to Glasgow which is ideal for commuters.

Family accommodation comprises: Entrance Hall by UPVC double glazed door. The bright Lounge with front facing window features a focal point wood burner stove and shelved alcove. There is a rear facing fitted Kitchen overlooking the garden with quality off white units, marble effect work surfaces and matching splashback tiling. Appliances include: stainless steel chimney extractor hood, electric ceramic hob and oven. The rear door leads to the garden. There is a pantry store with fitted units and rear facing window, plus an additional storage cupboard.

Stairs lead to the Upper Landing with side window. There is double sized rear facing Bedroom with inbuilt cupboard. An Inner Hallway leads to two further single Bedrooms which each offer storage recesses. The Bathroom with rear window offers a three piece suite comprising: pedestal wash hand basin, wc and bath with chrome style shower. Additional benefits include: chrome style heated towel rail, tiled floor and wet wall panelling.

Viewing is high recommended. EPC = D.

Measurements

Hall

Lounge

3.81m x 4.80m (12'6 x 15'9)

Kitchen

4.27m x 2.41m (14'0 x 7'11)

Upper Landing

Bedroom 1

3.61m x 3.30m (11'10 x 10'10)

Inner Hallway

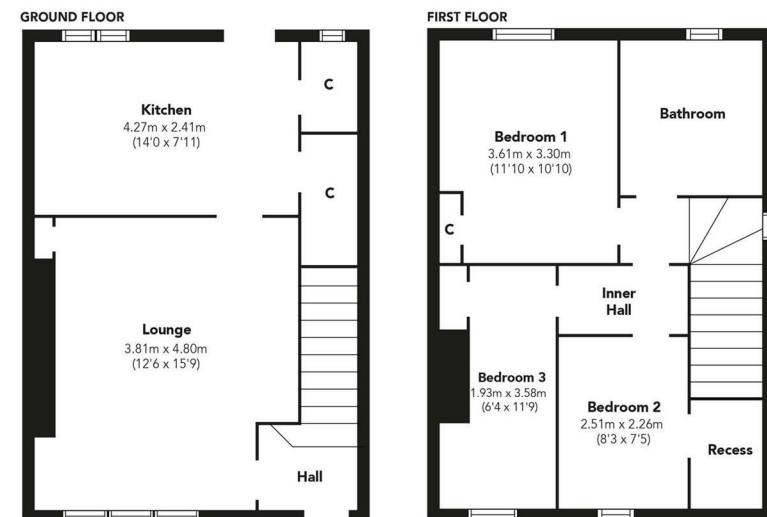
Bedroom 2

2.51m x 2.26m (8'3 x 7'5)

Bedroom 3

1.93m x 3.58m (6'4 x 11'9)

Bathroom

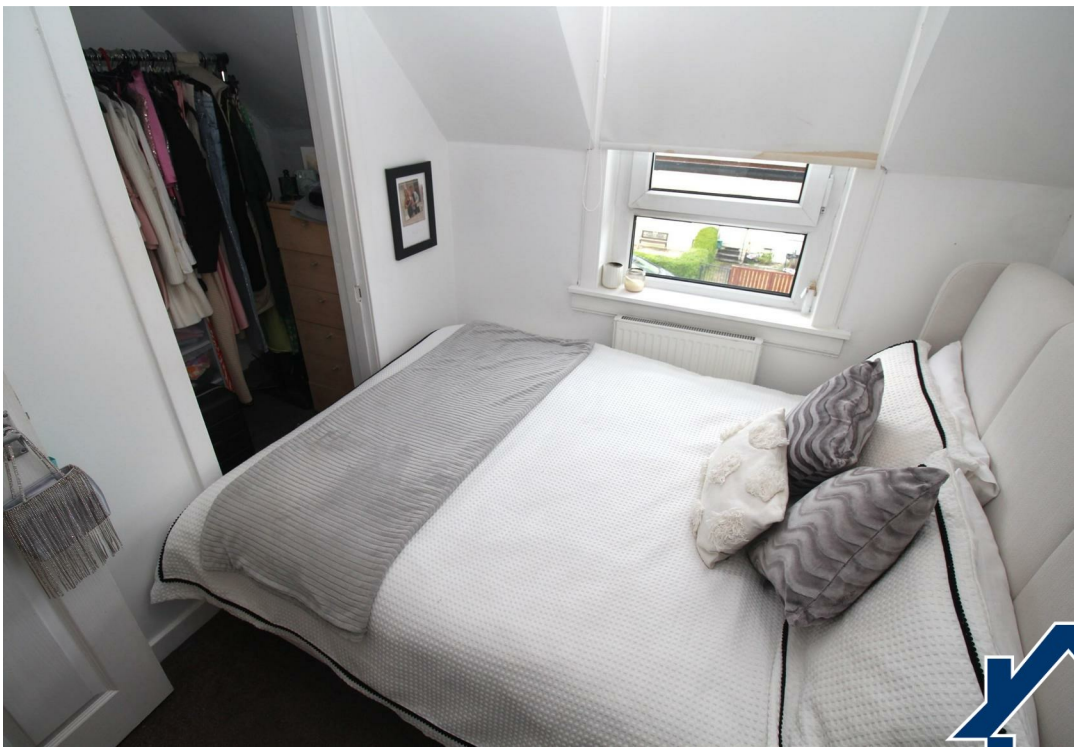


Floorplans are indicative only - not to scale
Produced by Plushplans 











The next step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.