



1, QUEENSWAY, GOUROCK, PA19 1DZ



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ESTATE AGENTS



Description

Occupying a rarely available corner location within the sought after Midton area this three bedroom SEMI DETACHED VILLA is an ideal family home. There is a particularly spacious lawned front / side garden which extends to Iona Crescent, plus a further private rear garden with monoblock patio and lawn. A paved driveway is reached by a double timber gate and provides off street parking for two cars.

Specification includes: double glazing and gas central heating. A degree of internal upgrading is required which is reflected in the asking price. Conveniently situated for both primary / secondary schooling, amenities and transport facilities.

Family apartments comprise: Entrance Vestibule by UPVC double glazed door with inbuilt cupboard and tiled floor. The Hallway is reached by single glazed timber door with inbuilt cupboard. There is a bright front facing bay windowed Lounge with shelved alcove, mahogany style fireplace, marble surround/hearth and living flame gas fire.

The spacious Dining Kitchen overlooks the rear garden with fitted units and black/grey marble style work surfaces. Appliances include: extractor hood and gas cooker. A UPVC double glazed door leads to the rear garden. There is a downstairs Shower Room with rear window, plus three piece suite comprising: pedestal wash hand basin, wc and shower cubicle with chrome style shower. There is mix of wet wall panelling and wall tiling plus a tiled floor.

Stairs lead to the Upper Landing with inbuilt cupboard, front window and hatch to the loft. There are three double sized Bedrooms which are perfect for families. Bedrooms 1 and 2 benefit from wardrobe or cupboard storage.

Early viewing is highly recommended for this family home which occupies a generous sized corner plot. EPC = D.

Measurements

Entrance Vestibule

Hallway

Lounge

4.29m x 4.27m (14'1 x 14'0)

Dining Kitchen

4.32m x 3.15m (14'2 x 10'4)

Shower Room

Upper Landing

Bedroom 1

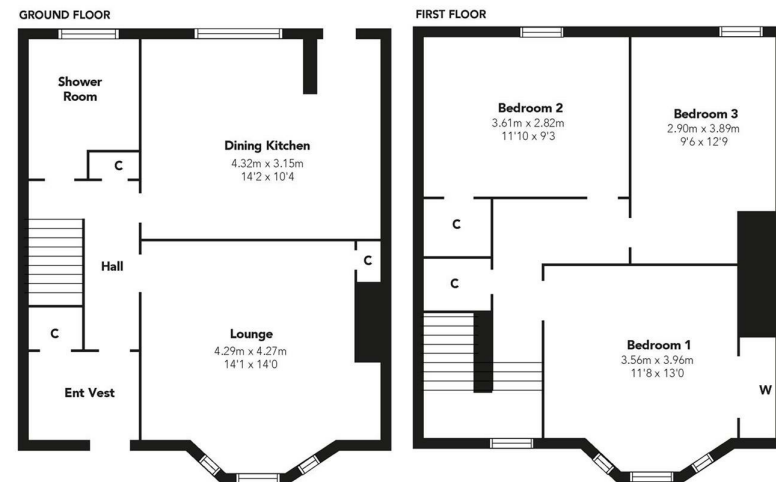
3.56m x 3.96m (11'8 x 13'0)

Bedroom 2

3.61m x 2.82m (11'10 x 9'3)

Bedroom 3

2.90m x 3.89m (9'6 x 12'9)



Floorplans are indicative only - not to scale
Produced by Plushplans 











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