

11, LYLE PLACE, GREENOCK, PA16 7QS

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Description

Set within a rarely available cul de sac location this three bedroom MID TERRACED VILLA has just had the one owner since it was built almost 70 years ago. This ideal family home benefits from a garage situated immediately across from the property which provides easy access. Lies in enclosed gardens which extend to both the front and rear. The south facing front garden features a lawned plot with paved patio offering an ideal space for relaxing on summer days. There is a paved patio within the rear garden providing space for table and chairs. There are rear views from upstairs towards Cardwell Bay, River Clyde and hills in the distance.

Conveniently situated within the West End for Fort Matilda railway station with a frequent rail service to Glasgow which is ideal for commuters. The Battery Park and the waterfront are just a short walk from the property. Specification includes: majority double glazing and gas central heating.

Accommodation comprises: generous sized Entrance Porch with single glazed door and windows leads by further timber door to the Hall which benefits from an under stair cupboard. The dual aspect Lounge/Dining Room features windows to the front and rear benefits from a focal point tiled fireplace. The Kitchen overlooks the rear garden with UPVC double glazed door providing direct access. There is a range of fitted units and oak style work surfaces. Appliances include: electric cooker, washing machine, fridge and freezer. There is a useful inbuilt cupboard.

Stairs lead to the Upper Landing with hatch to the loft . There are three double sized Bedrooms. The 1st and 2nd bedrooms benefit from inbuilt cupboard / wardrobe storage. The Bathroom features a three piece suite comprising: pedestal wash hand basin, wc and bath with "Mira Sport" shower.

Early inspection is essential for this three bedroom family home lying within a sought after West End cul de sac. EPC = C.

Measurements

Entrance Porch

Hallway

Lounge / Dining Room
3.63m x 6.50m (11'11 x 21'4)

Kitchen
3.48m x 2.11m (11'5 x 6'11)

Upper Landing

Bedroom 1
3.45m x 3.05m (11'4 x 10'0)

Bedroom 2
3.02m x 3.07m (9'11 x 10'1)

Bedroom 3
2.92m x 2.57m (9'7 x 8'5)

Bathroom































Agents Notes:
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