



99 KIRN DRIVE, GOUROCK, PA19 1EG





Description

Occupying a rarely available location within the sought after Midton area this three bedroom SEMI DETACHED VILLA is an ideal family home. Lies convenient for primary / secondary schools, local shops, amenities and transport facilities. A degree of upgrading and modernisation is required which is reflected in the asking price.

Gardens extend to the front and rear. Specification includes: double glazing and gas central heating (not tested).

Apartments comprise: Entrance Hallway by single glazed door with side window. There is a front facing Lounge which overlooks the garden. The Dining Kitchen features basic fitted units with a door providing direct access to the rear garden. There is a downstairs Shower Room with side window, plus three piece suite comprising: pedestal wash hand basin, wc and shower cubicle.

Stairs lead to the Upper Landing with inbuilt cupboard, side window and hatch to the loft. There are three double sized Bedrooms perfect for families.

All services / appliances have not and will not be tested. Early viewing is highly recommended for this family home. EPC = C.

Measurements

Hallway

Lounge

Dining Kitchen

Downstairs Shower Room

Upper Landing

Bedroom 1

Bedroom 2

Bedroom 3

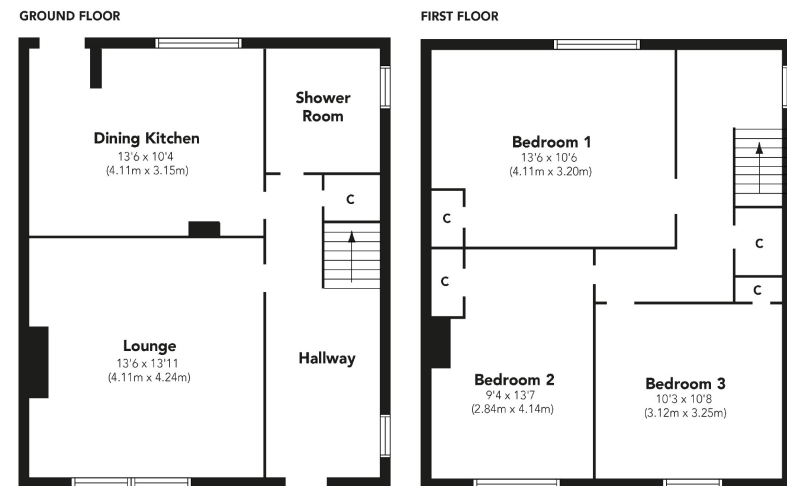
13'6 x 13'11 (4.11m x 4.24m)

13'6 x 10'4 (4.11m x 3.15m)

13'6 x 10'6 (4.11m x 3.20m)

9'4 x 13'7 (2.84m x 4.14m)

10'3 x 10'8 (3.12m x 3.25m)



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd 









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.

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