

56 Cumberland Road GREENOCK, PA16 0TW

OFFERS OVER £59,995



McClure
ESTATE AGENTS





Property Description

This mid terraced villa is set back from the road upon a raised location within a popular south side residential housing estate. This home enjoys a private outlook to the front over Inverclyde Academy and up to the surrounding countryside beyond. This home is also in proximity to local shopping, local amenities and is perfect for road and rail transport links.

The accommodation on offer within consists of entrance vestibule with large under stair storage area. The reception hallway also has under stair storage.

The good sized lounge is to the front and includes an electric fire. This room also boasts a large triple feature window formation which allows for plenty of natural light as well as maximising that pleasant open outlook.

The kitchen is to the rear and has ample fitted floor and wall mounted storage units in off white finish and set upon light marble effect work surfaces with ceramic wall tiled splash back. Integrated units include a 4 ring gas hob, electric oven and extractor hood and also there is a washing machine and fridge freezer. There is a rear vestibule with 3 further storage areas and door access to the garden grounds.

This level is complete with the shower room which has a white 2 piece suite and corner shower cubicle with wall mounted electric shower finished in white ceramic wall tiles.

The upper level has loft access and 3 well proportioned bedrooms. Bedrooms 1 and 2 are set to the rear and have double inbuilt wardrobe storage. Bedroom 3 is to the front where the outlook simply gets bigger and better. This room also has a good sized inbuilt wardrobe storage area.

The rear garden has a tarmac pathway and a raised area which is laid mainly to lawn and has timber shed storage. The front garden has a mono-block pathway with the remainder laid to lawn with mature hedging.

The property has gas central heating and double glazing.

Reasons to view...

This is a deceptively spacious family home which sits upon a good site close to schooling and transport links, it has a pleasant private outlook to the front aspect over the school and up towards the surrounding countryside. Internally there is a degree of upgrading required and this is reflected in the asking price making this a sound investment for the first time buyer or rental investor



Measurements

Entrance vestibule

Reception hallway

Lounge (at widest point) 4.3 x 4.1 (14'1" x 13'5")

Kitchen (at widest point) 3.7 x 3 (12'2" x 9'10")

Bedroom 1 (at widest point) 4.5 x 3.2 (14'9" x 10'6")

Bedroom 2 3.5 x 3 (11'6" x 9'10")

Bedroom 3 (at widest point) 4.2 x 2.8 (13'9" x 9'2")

Shower Room 2 x 1.9 (6'7" x 6'3")

EER: D

Travel Direction...

From Greenock town centre head south on the A78 following signs for Inverkip, on passing Branchton railway station turn right at the traffic lights into Cumberland Road where the property at number 56 is set back from the road on the right hand side.



McClure
ESTATE AGENTS

For a viewing appointment
please contact our office:

Inverclyde

35 Nicolson Street, Greenock, PA15 1UL

Telephone 01475 792800

Email sales@mcclure-estate-agents.co.uk

www.mcclure-estate-agents.co.uk

Opening hours:

Weekdays 9am - 5.30pm

Saturday 10am - 1pm

Note: The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.