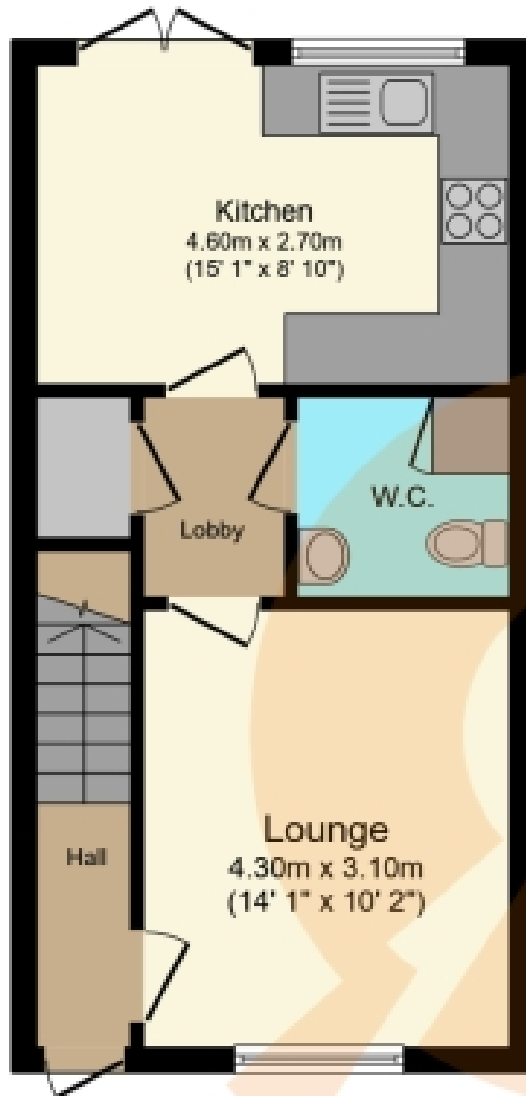




**13 Gooding Crescent, Stevenston**

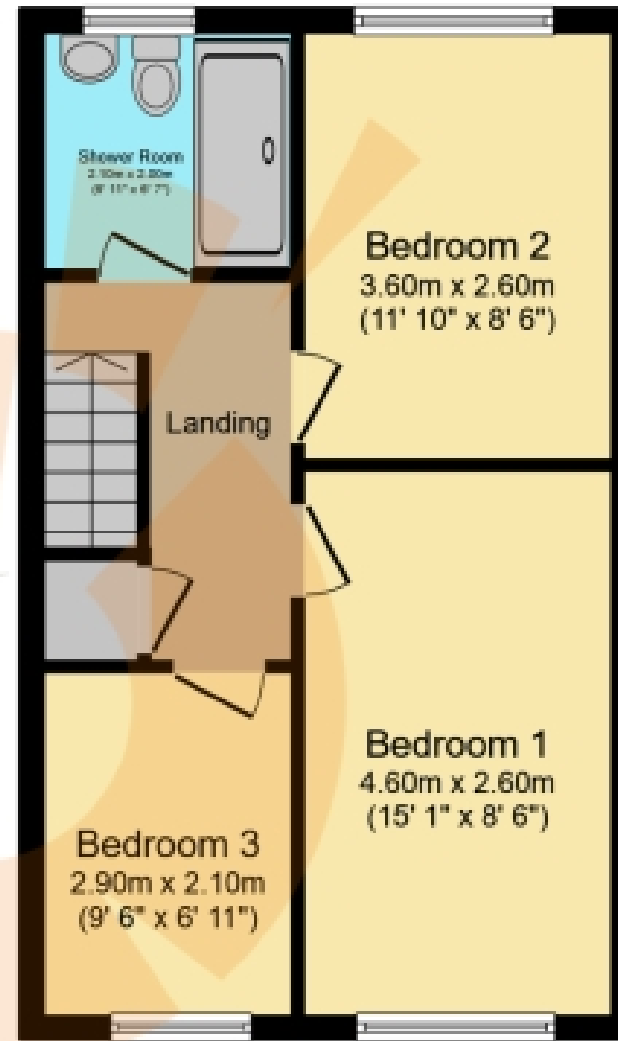
**Offers Over £165,000**





**Ground Floor**

Floor area 33.2 m<sup>2</sup> (357 sq.ft.)



**First Floor**

Floor area 39.8 m<sup>2</sup> (429 sq.ft.)

**TOTAL: 73.0 m<sup>2</sup> (786 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* SOUGHT AFTER FAMILY ESTATE \*\* LANDSCAPED GARDENS \*\* NEUTRAL DECOR \*\* MULTI-CAR DRIVEWAY \*\* MODERN FAMILY BATHROOM & CONVENIENT DOWNSTAIRS W.C. \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 13 Gooding Crescent and this fabulous semi-detached home which is set within a popular child friendly estate. The property is located in the seaside town of Stevenston and is sure to appeal to a wide range of purchasers to include first-time buyers, growing families, and professionals alike.

Externally to the front, the low-maintenance garden is predominantly laid to lawn and the sizeable multi-car driveway provides safe off-street parking for a number of vehicles.

Access to the home is via a tasteful UPVC/composite door, and in turn to the welcoming entrance hallway. The family lounge is neutrally decorated in contemporary tones, paired with hardwood flooring which runs throughout the ground level. The entire space is awash with natural light, thanks to the large, double-glazed window formation.

The kitchen provides ample storage solutions via a range of grey wall and base mounted units paired with contrasting countertops for an efficient yet fashionable workspace. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood and dishwasher which will all be included within the sale. Under counter LED lighting enhances the modern feel, and there is ample space within the kitchen for a dining table and chairs – perfect for family mealtimes.

Completing the ground floor is the downstairs w.c. which is perfectly elegant in all its simplicity. Additional under-stair storage provides the perfect pantry or store.

Three generously proportioned bedrooms occupy the upper floor, along with the modern three-piece family bathroom. The bathroom features a bathtub with overhead waterfall shower, a w.c. and wash hand basin.

To the rear of the property sits the beautifully landscaped garden. The patio is constructed with quality Indian sandstone paving, providing an elegant and low maintenance spot to sit out in the sun during the summer months. A few steps give way to a tiered garden with rockery sections and mature shrubbery. The garden is fully enclosed with privacy fencing providing a safe space for children and pets alike.

Stevenston is a seaside town and part of the 'Three Towns' community. Park and ride facilities at Stevenston train station are a short drive away and a regular bus service will have you in Glasgow City Centre in under 45 minutes. Take your pick of three beautiful beaches and choose from sandy, rocky or a mixture, all of which are less than 10 minutes away. The picturesque town of Stevenston is a delightful place with local cafes and an eclectic range of shops. Local supermarkets can be found a five minute walk away.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

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