



Mains Hill, Erskine, PA8

Offers Over £140,000

| 2 Bed | 2 Bath | 1 Reception

new door
Estate Agent

Offers Over £140,000

Freehold

- Owners parking to rear
- 2 full modernised bathrooms
- 2 double bedrooms
- Available for quick entry
- Fantastic terraced home
- Excellent storage
- Modern kitchen diner
- Arrange your viewing today

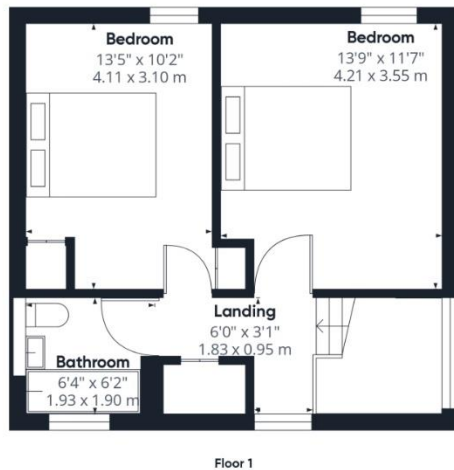
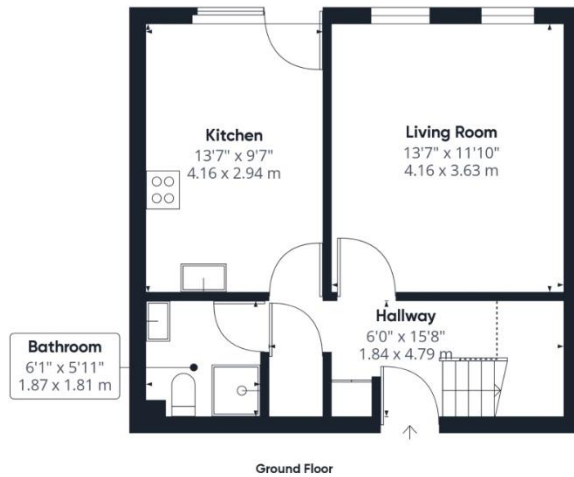
EPC Rating C

Council Tax Band B

Checkout this fantastic, terraced home with its own parking and is within walking distance to shops and schools. Mains Hill offers generous room sizes throughout. On entering the home, you are met by a spacious hall that leads to all ground floor accommodation and has utility cupboard perfect for hiding the washing machine and laundry. The lounge is bright from the floor to ceiling windows and is neutrally decorated. The kitchen is fitted with modern white gloss cabinets and is fitted with integrated appliances. There is ample space for dining table and chairs. Last but not least on the ground floor is the newly fitted shower room. On the upper floor you will find 2 excellent double bedrooms and modern bathroom which benefits from a shower over the bath. Externally the front of the home faces onto the close with access only to the neighbouring homes. The rear garden is tiered with the top tier being decked to take advantage of the sunny garden and the lower has lawn and timber shed. There is gated access onto the private parking.







Approximate total area⁽¹⁾
 803.74 ft²
 74.67 m²

Reduced headroom
 27.14 ft²
 2.52 m²

(1) Excluding balconies and terraces

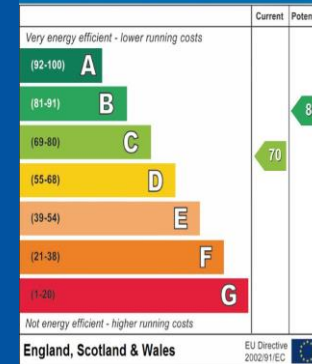
Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

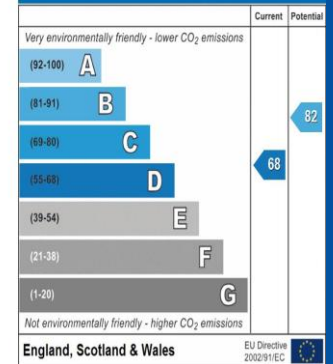


England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England, Scotland & Wales

EU Directive
2002/91/EC



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