

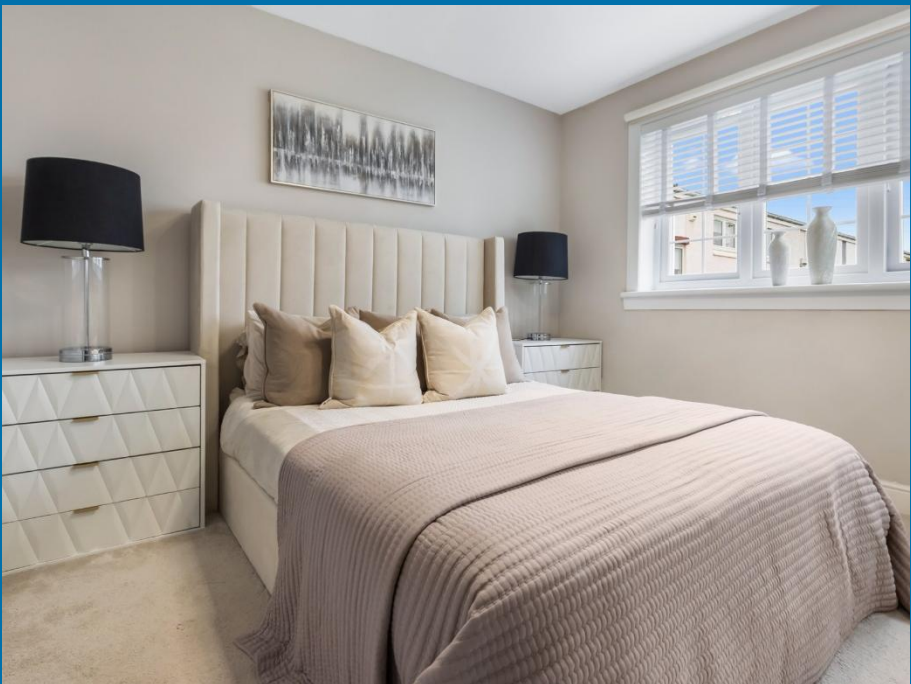


For Sale | 13b Sanderling Place, Johnstone, PA5 0TD |



Viewing by appointment only

Phone: 01505 331114 | Email: info@emmersonhomes.com | Address: 36 High Street, Johnstone, PA5 8AH





3 Bedrooms | 1 Public Room | 1 Bathroom

Emmerson Homes are delighted to market this immaculate three bedroom mid terrace house situated within the sought after residential area of Sanderling Place, Spateston. Entrance hall, lounge, fully fitted kitchen, dining room, 3 double bedrooms and 4 piece family bathroom. Appealing to young and growing families alike.

The accommodation comprises of a reception hall with a storage cupboard for the electrics and also large under stairs cupboard. The spacious front facing lounge with open views allows natural light to flood the room. The fully fitted kitchen which offers a good selection of floor and wall mounted storage units as well as a integrated oven, hob and hood, fridge and freezer. The dining room is rear facing with French doors leading to the rear garden.

The upper accommodation comprises of three double bedrooms and family bathroom. All bedrooms are bright and spacious double rooms. Also on the upper landing there is a large cupboard and further storage is accessed via a hatch to the loft. Finally, the 4 piece family bathroom which consists of a coordinating white suite with wet walls, bath, shower cubicle, wc and whb.

The property further benefits from double glazing and gas central heating. There is a well maintained garden to the front and the rear garden has a decked area with artificial grass and is enclosed for added privacy and safety. There is ample parking to the side of the property.

This would be an excellent purchase for a family due to its popular locale. Viewing is highly advised to fully appreciate this home which is located near to local schooling and transport links.

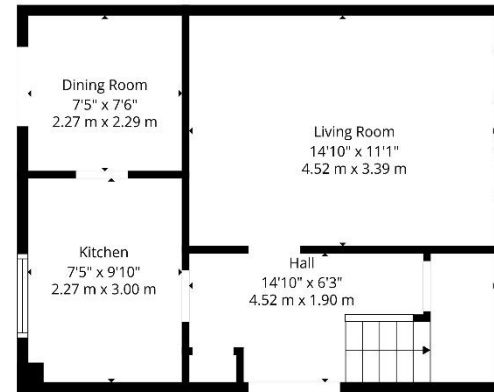
Renfrewshire Council, Tax Band C.

EPC Rating

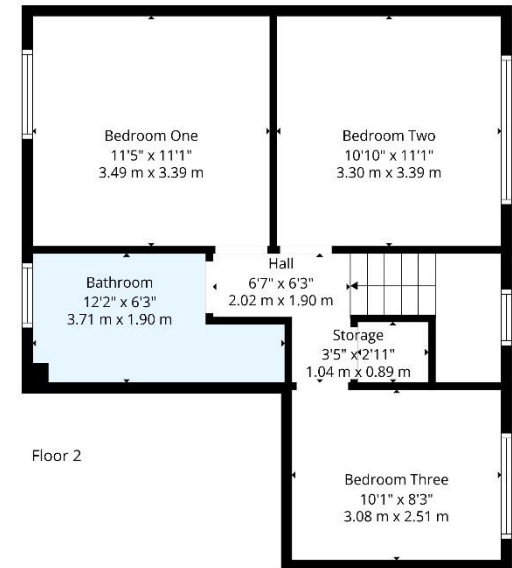
Living in Johnstone offers a charming and vibrant community experience. Located in the heart of Renfrewshire, this historic town combines the best of both worlds, a residential area and the convenience of nearby amenities. The town offers a range of local shops, restaurants, and leisure facilities, ensuring that residents have everything they need within easy reach. Nature lovers will appreciate the nearby parks and green spaces, providing ample opportunities for outdoor activities and relaxation. Furthermore, Johnstone benefits from excellent transport links, including a railway station, making it convenient for commuting to nearby towns and cities.

We are your local estate agents based in the heart of Johnstone. Whether you're selling or buying, you're in good hands with us. Feel free to submit a contact form and get in touch with your local property experts.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



Floor 1



Floor 2



TOTAL: 876 sq. ft, 81 m2
 FLOOR 1: 400 sq. ft, 37 m2, FLOOR 2: 476 sq. ft, 44 m2
 EXCLUDED AREAS: STORAGE: 10 sq. ft, 1 m2, WALLS: 91 sq. ft, 9 m2

* floor Plan Created By Lixiterra App. Measurements are most highly reliable for the business.





www.emmersonhomes.com | 01505 331114 | info@emmersonhomes.com

Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

