



3 MILLFORD DRIVE, PAISLEY. PA3 3EJ.

"THE HOME REPORT VALUATION ON THIS PROPERTY IS 45,000.00. DETAILS OF THE HOME REPORT CAN BE ACCESSED AT:-

[HTTP://WWW.PACKDETAILS.COM/NOTIFY.HTM?SR=HPHP752397C=PA33EJ](http://www.packdetails.com/notify.htm?sr=hphp752397c=PA33EJ) ENERGY PERFORMANCE CERTIFICATE BAND D

- THREE BEDROOM MAISONETTE
- IDEAL INVESTMENT PROPERTY
- ELECTRIC HEATING
- CLOSE TO LOCAL AMENITIES
- OWN DOOR ACCESS
- NEEDS UPGRADING
- RESIDENTS' PARKING
- GOOD TRANSPORT LINKS

OFFERS OVER £42,500

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PAISLEY. PA3 3EJ.

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DISCLAIMER

THIS PROPERTY IS BEING SOLD IN ITS PRESENT CONDITION AND NO WARRANTY WILL BE GIVEN TO ANY PURCHASER WITH REGARD TO THE EXISTENCE OR CONDITION OF THE SERVICES OR ANY HEATING OR OTHER SYSTEM WITHIN THE PROPERTY. ANY INTENDING PURCHASERS WILL REQUIRE TO ACCEPT THE POSITION AS IT EXISTS SINCE NO TESTING OF ANY SERVICES OR SYSTEMS CAN BE ALLOWED. NO MOVEABLE ITEMS WILL BE INCLUDED IN THE SALE

ENTRANCE HALLWAY 9' 5" x 4' 1" (2.88M x 1.25M)

GIVES ACCESS ON GROUND LEVEL TO LOUNGE AND KITCHEN, THEN VIA STAIRCASE TO THREE BEDROOMS AND BATHROOM. GOOD SIZED WALK-IN STORAGE CUPBOARD (1.8 x 0.9)

LOUNGE 19' 9" x 10' 6" (6.02M x 3.2M)

GOOD SIZED LOUNGE GIVES ACCESS TO KITCHEN.

KITCHEN 12' 2" x 9' 6" (3.7M x 2.9M)

KITCHEN HAS AMPLE WALL AND BASE STORAGE UNITS.

BEDROOM 1 12' 2" x 10' 6" (3.7M x 3.2M)

BEDROOM 1

BEDROOM 2 12' 9" x 10' 6" (3.89M x 3.19M)

BEDROOM 2

BEDROOM 3 9' 5" x 7' 6" (2.88M x 2.29M)

BEDROOM 3

BATHROOM 6' 6" x 6' 5" (1.97M x 1.96M)

THREE PIECE SUITE.

MONEY LAUNDERING REGULATIONS 2003

INTENDING PURCHASERS WILL BE ASKED TO PRODUCE IDENTIFICATION AND PROOF OF FINANCIAL STATUS WHEN AN OFFER IS RECEIVED. WE WOULD ASK FOR YOUR CO-OPERATION IN ORDER THAT THERE WILL BE NO DELAY IN AGREEING THE SALE.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE. THEY DO NOT FORM PART OF ANY CONTRACT ON OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR ANY APPLIANCES. PHOTOGRAPHS ARE REPRODUCED FOR GENERAL INFORMATION AND IT MUST NOT BE INFERRED THAT ANY ITEM IS INCLUDED FOR SALE WITH THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT OUR OFFICE IMMEDIATELY WHEN WE WILL ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE

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