



Bensley Avenue, Girdle Toll Irvine KA11 1AJ

welcome to

Bensley Avenue, Girdle Toll Irvine

Allen and Harris are delighted to market this immaculate terraced house in a sought after Cul de sac location close to Irvine town centre.

Entrance Hall

Lounge

19' 9" x 10' Max (6.02m x 3.05m Max)

Kitchen/Diner

12' 2" Max x 10' Max (3.71m Max x 3.05m Max)

Bathroom

Bedroom One

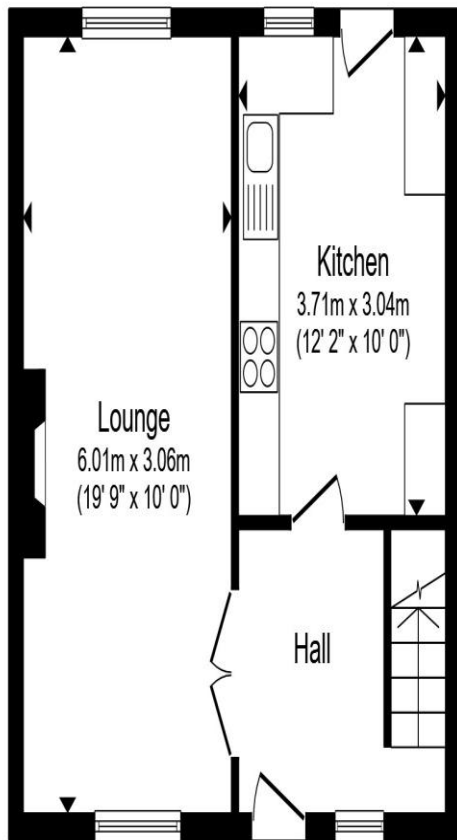
9' 7" Max x 8' 4" Min (2.92m Max x 2.54m Min)

Bedroom Two

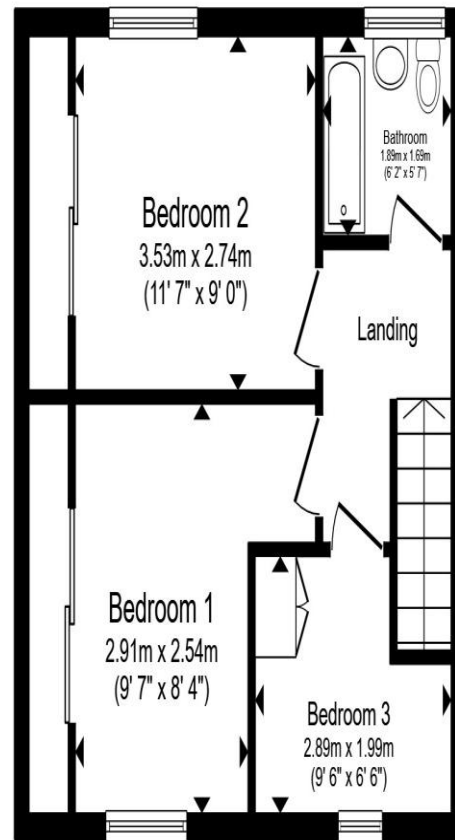
11' 7" x 9' Min (3.53m x 2.74m Min)

Bedroom Three

9' 6" Max x 6' 6" Max (2.90m Max x 1.98m Max)



Ground Floor



First Floor

Total floor area 74.5 m² (802 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



welcome to
Bensley Avenue,
Girdle Toll Irvine

- Three Bedrooms
- New roof
- D/G & GCH
- Garden
- On-street parking

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over
£120,000



view this property online allenandharris.co.uk/Property/IRV109688



Property Ref:
IRV109688 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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