



10 Roaden Avenue
Foxbar, Paisley | PA2 0AT

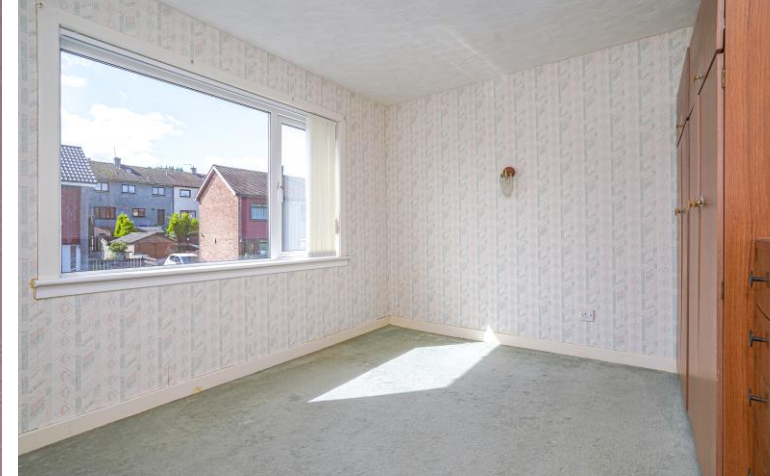
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Offers Over £89,000



10 Roaden Avenue, Foxbar, Paisley, PA2 0AT

This well presented 2 bed terraced home is presented to market in popular Foxbar area of Paisley. This home will surely appeal to a wide range of buyers. The property enters by a bright and welcoming hallway giving access to all apartments. The living room spans the length of the house and provides a cosy space to relax, flooded by natural light and benefitting from feature fireplace. The kitchen area benefits from wall and floor mounted cabinetry with space for white goods, and leads to the handy utility area offering additional storage and space for appliances, as well as access to the expansive rear gardens. Upstairs, there are 2 well proportioned bedrooms each providing space aplenty for a double bed with storage. The recently upgraded bathroom benefits from white sanitaryware, full height tiling and contemporary walk in shower. The rear garden is enclosed on all sides and provides ample space for entertaining. The property specification includes gas fired combi boiler and double glazed UPVC windows. Parking is on street to the front. The property is situated within a quiet residential development in close proximity to all usual amenities. Paisley Town Centre is just a short journey away, and the nearby M8 motorway network connects Paisley to the central belt with ease.



All room measurements are taken from the longest and widest points and are approximate:-

Hallway: 2.54m x 3.21m

Living Room: 4.65m x 3.31m

Kitchen: 2.01m x 3.11m

Utility Room: 2.01m x 1.55m

Landing: 1.54m x 2.98m

Bedroom 1: 4.65m x 3.32m

Bedroom 2: 3.00m x 3.41m

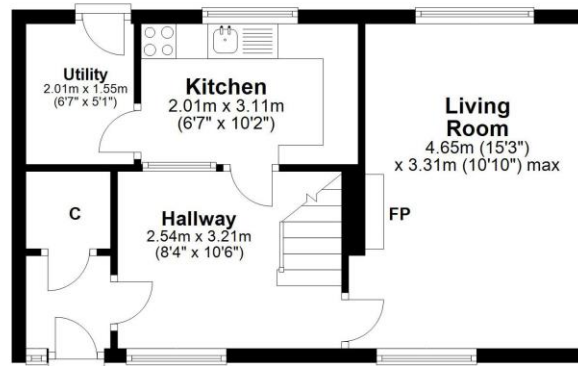
Shower Room: 1.54m x 2.51m



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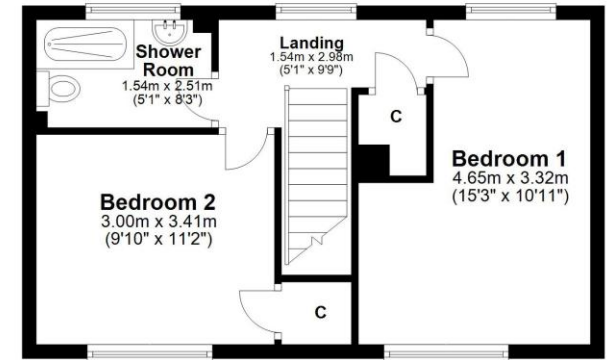
Ground Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



First Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 73.7 sq. metres (793.6 sq. feet)

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.