



2 Wendur Way
Paisley | PA3 2QP

pattison&co

Offers Over £85,000



2 Wendur Way, Paisley, PA3 2QP

This spacious 3 bed end terraced villa is presented to the market in popular North area of Paisley. The property enters by a welcoming vestibule giving access to all apartments. The generously proportioned living and dining room expands the full length of the house and boasts a wealth of natural light. Sliding doors lead from the dining area to the kitchen where there is a wealth of wall and floor mounted cabinetry with space for white goods. An added bonus is the cosy conservatory room accessed off of the kitchen, providing a relaxing space to unwind. The expansive rear garden grounds are ideally low maintenance and provide space aplenty for outside furniture and storage. The downstairs accommodation is completed by a large storage room accessed off of the kitchen. Upstairs, there are 3 well proportioned bedrooms. Bedroom 1, the master bedroom, is front facing and can easily accommodate a double bed with storage. This bedroom is completed with integrated wardrobe space, and partition doors connect the master bedroom to bedroom 3. Rear facing bedroom 2 benefits also from integrated wardrobe space and space aplenty for a double bed with storage. The family bathroom is located upstairs and includes full height neutral tiling, shower cubicle and white sanitaryware. The property specification includes gas fired combi boiler and UPVC double glazed windows and doors. Parking is on street. The property is located just off of Inchinnan Road providing easy access to the centre of Paisley and nearby SOAR Braehead. Glasgow Airport, local schooling and amenities are located within a short distance from the property, with easy access to the M8 motorway network connecting the property to the central belt of Glasgow and beyond.



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

Hallway: 2.01m x 1.91m

Storage: 1.60m x 1.91m

Living Room & Dining Room: 6.55m x 3.50m

Kitchen: 2.80m x 3.00m

Conservatory: 1.80m x 2.50m

Landing: 2.61m x 1.91m

Bedroom 1: 3.02m x 3.50m

Bedroom 2: 2.95m x 3.50m

Bedroom 3: 1.88m x 1.91m

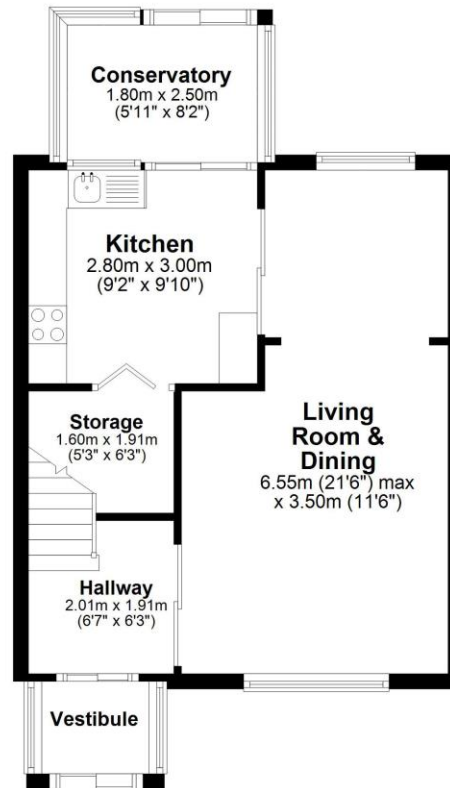
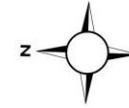
Shower Room: 1.90m x 1.91m



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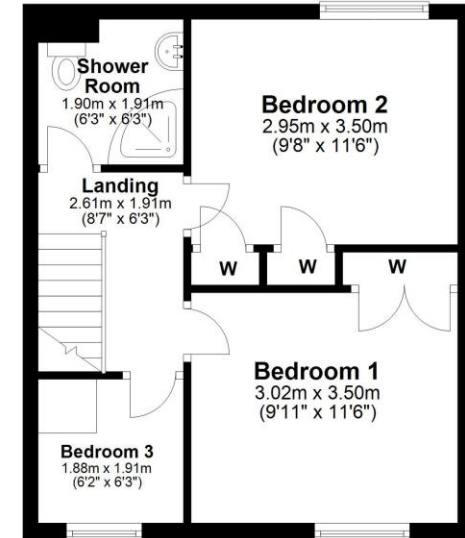
Ground Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D	66	
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.



Total area: approx. 79.3 sq. metres (853.4 sq. feet)