



## 22 East Hamilton Street

, Wishaw, ML2 8BL

**Offers over £85,000**

A rarely available and deceptively spacious mid terraced villa, situated in a central yet quiet sought after area within Wishaw, close to the Town Centre and all amenities.

The accommodation is formed over two levels and comprises, on the ground floor, entrance vestibule, reception hallway, large lounge, fitted kitchen, great sized double bedroom with a bank of fitted wardrobes and bathroom. On the upper level is a second double bedroom and storage.

Further benefiting from a private rear courtyard, gardens, garage and outbuildings, internal viewing is a must to appreciate the size of accommodation on offer here.

Double Glazing, Gas Central Heating, EPC E.

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

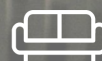
- Two large Double Bedrooms
- Deceptively Spacious
- Close to Town Centre
- Garage



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## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.