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**OFFERS OVER £94,000**

**ROSEVALE CRESCENT, BELLSHILL.**

Paul Fox Properties is delighted to offer to the market this three bedroom mid terraced villa situated in the popular Mossend area of Bellshill.

The accommodation comprises entrance hall, lounge and kitchen. Three bedrooms and bathroom.

The property benefits from gas central heating and double glazing. Enclosed gardens to front and rear.

Early viewing is recommended.

Local amenities include excellent bus and train links, sport facilities, shopping areas, good nursery, primary and secondary schools are available close by. Easy access to motorway networks including M74, M73, and M8.



## **Kitchen 9'11" x 9'5"**

Entering via four panel white wood sliding door into vinyl floored kitchen which benefits from thirteen light wood wall and floor units with worktops. Tiled splashback. Integrated hob, hood and oven. Stainless steel sink with mixer tap. Centre ceiling strip light. Single window to rear. Two single and two double socket points. Double radiator. Plumbing for washing machine. Frosted glass UPVC door to rear.

## **Entrance Hall**

Access via brown UPVC door with frosted glass panels. Carpet floored entrance hall. Single window to front. Centre ceiling light. Double radiator. One single and one double socket point. Telephone point. Two storage cupboards.

## **Lounge 19'11' x 12'6"**

Entering via three pane glass door into carpeted lounge floored lounge with large window to front and rear. Centre ceiling light. Two double radiators. Four double and two single socket points. Telephone and external aerial points.





## Upper Landing

Carpet floored upper landing gives access to three bedrooms and bathroom. Centre ceiling lights. One single socket point. Storage cupboard. Loft access.



## Master Bedroom

12'8" x 11'3"

Enter via four panel white wood door into carpet floored master bedroom. One single window to front. Double radiator. Centre ceiling light. Three double socket points. Large mirrored wardrobes.

## Bedroom 2 10'10" x 8'8"

Enter via four panel white wood door into carpet floored bedroom. Single window to rear. Centre ceiling light. Double radiator. One double and one single socket point. Large mirrored wardrobes.

## Bedroom 3 11'4" x 6'10"

Enter via four panel white wood door into carpet floored bedroom. Single window to front. Double radiator. Centre ceiling light. Two single socket points. Storage cupboard.

## Bathroom 8'5" x 6'1"

Enter via four panel white wood door into tile floored bathroom with two piece white suite with shower cubicle and electric shower. Single frosted window to rear. Integrated spotlights. Chrome ladder radiator.



## **Extras**

Included in the sale are all fixtures and fittings.

## **Gardens**

Enclosed front garden is laid chipped. Enclosed rear garden is chipped with slabbed patio area. Outside storage unit.

## **Heating and Glazing**

The property benefits from gas central heating and double glazing.

## **Council Tax**

Band "B"

**Offers over £94,000  
are invited**

**Our Reference : PFP1503**

**Contact : Paul Fox**



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This schedule does not constitute a report on the condition of the property and all area and room measurements are approximate only.