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OFFERS OVER £79,995

WATT CRESCENT, BELLSHILL

Paul Fox Properties are delighted to welcome to the market this two bedroom mid terraced villa situated within a popular area of Bellshill. A great opportunity for a first time buyer.

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

The property is further enhanced with gas central heating and double glazed windows. Gardens to front and rear.

Early viewing is recommended to appreciate all aspects of this property.

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 15'4" x 7'1"

Enter via fifteen pane glass door into vinyl floored kitchen which benefits from fifteen white wall and floor units. White sink with mixer tap. Worktops and tiled splashback. Integrated oven, hob and hood. Centre ceiling spotlights. Single window to rear. Five double socket points. Plumbing for washing machine. One double radiator. UPVC door with frosted glass panels to rear. Storage cupboard.

Entrance Hall

Access is beyond UPVC door with frosted glass panels and feature side panels into laminate floored entrance hall. One double radiator. Centre ceiling light. Telephone point.

Lounge 15'3" x 12'9"

Entering via fifteen pane glass door into laminate floored lounge with large window to front. One double radiator. One double and two single socket points. Centre ceiling light. Feature fire surround with electric fire.

Upper Landing

Carpeted upper landing gives access to two bedrooms and bathroom. Access to loft. Centre ceiling light. Double radiator.



Master Bedroom

13'0" x 10'0"

Enter via six panel pine wood door into carpet floored bedroom with two single windows to front. One double radiator. Centre ceiling light. Two single socket points. Storage cupboard.



Bedroom 2

12'3" x 9'6"

Enter via six panel pine wood door into carpet floored bedroom with single window to rear. One double radiator. Centre ceiling light. Two single socket points.

Bathroom

6'1" x 5'5"

Enter via six panel pine wood door into tile floored bathroom with two piece white suite, walk in shower cubicle with electric shower. Single frosted window to rear. Integrated spotlight. Double radiator.

Gardens

Enclosed chipped front garden
Enclosed rear garden is laid to lawn with chips, trees and slabbed patio area. Outside storage unit.

Extras

Included in the sale are all fixtures and fittings.

Heating and Glazing

The property benefits from gas central heating and double glazing.

Council Tax

Band "B"

**HOME REPORT AVAILABLE
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ARE INVITED





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Viewing By appointment through Paul Fox Properties

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.