



## 87 Avon Street

, Motherwell, ML1 3AJ

**Offers over £275,000**

CLOSING DATE SET  
WEDNESDAY 27TH JULY AT NOON

Pomphreys Properties are delighted to offer to the market this rarely available detached villa, in need of internal upgrade, set on a large plot, within one of Motherwell's most desirable areas.

The accommodation is split over two levels. The ground floor comprises entrance porch, reception hallway with stairway to upper level, formal lounge with bay window, dining room with bay window, fitted kitchen, shower room and rear porch offering access to the lovely garden. On the upper level you will find 2 good sized bedrooms both with a separate dressing room.

Externally the property excels itself. The front landscaped garden has a well tended lawn with a selection of shrubs and bushes. The fully enclosed rear garden has paved patios and an expansive lawn with a selection of shrubs and flower beds. A large garage with connected outbuildings are within the garden grounds. A long driveway offers ample off street parking for multiple vehicles.

Double Glazing to most units. Security Alarm System and Gas Central Heating.

Early internal viewing is highly recommended to fully appreciate the size of accommodation on offer here.

- IN NEED OF INTERNAL UPGRADE
- THREE BEDROOMS
- TWO PUBLIC ROOMS WITH BAY WINDOWS
- LARGE GARDEN GROUNDS
- DRIVEWAY
- GARAGE AND OUTBUILDINGS

### 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.



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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.