



Chestnut Grove
Motherwell, ML1 3JF

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Chestnut Grove
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Semi

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- Well presented semi detached home in walk-in condition
- Bright lounge with laminate flooring
- Lovely modern kitchen
- Both bedrooms are doubles with storage
- Tiled bathroom, with 'P' shaped bath and shower
- Enclosed rear garden with paved patio and lawn
- 2 car driveway
- Situated in a desirable and popular estate in Motherwell, just outside the town centre and within the catchment area for Dalziel High School
- Close to public transport links, Motherwell and Airbles train stations, and just a few moments drive from the M74
- COUNCIL TAX BAND: D - EPC RATING: C



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Move On are delighted to present to the market this lovely 2 bedroom semi-detached villa in Motherwell - Chestnut Grove.

This lovely home is in walk-in condition, and the accommodation features: A bright, front facing lounge with laminate flooring; gorgeous modern fitted kitchen with tiled splashback and flooring; 2 double bedrooms with storage; and a stylish bathroom suite with 'P' shaped bath and shower. There is gas central heating, with a new boiler being fitted just a few years ago, and double glazing.

Externally, there is a fully enclosed rear garden with a paved patio area and lawn; and to the front and side there is a 2 car driveway.

Chestnut Grove is located in a desirable location in Motherwell, and within the catchment area for the highly regarded schools in the area. Motherwell town centre is within easy reach which has lots of retail facilities, major supermarkets, shops, bars, restaurants, gyms, nightclubs, leisure facilities and main train station. For those commuting by car, the M74 motorway is just a few moments drive.

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ROOM MEASUREMENTS

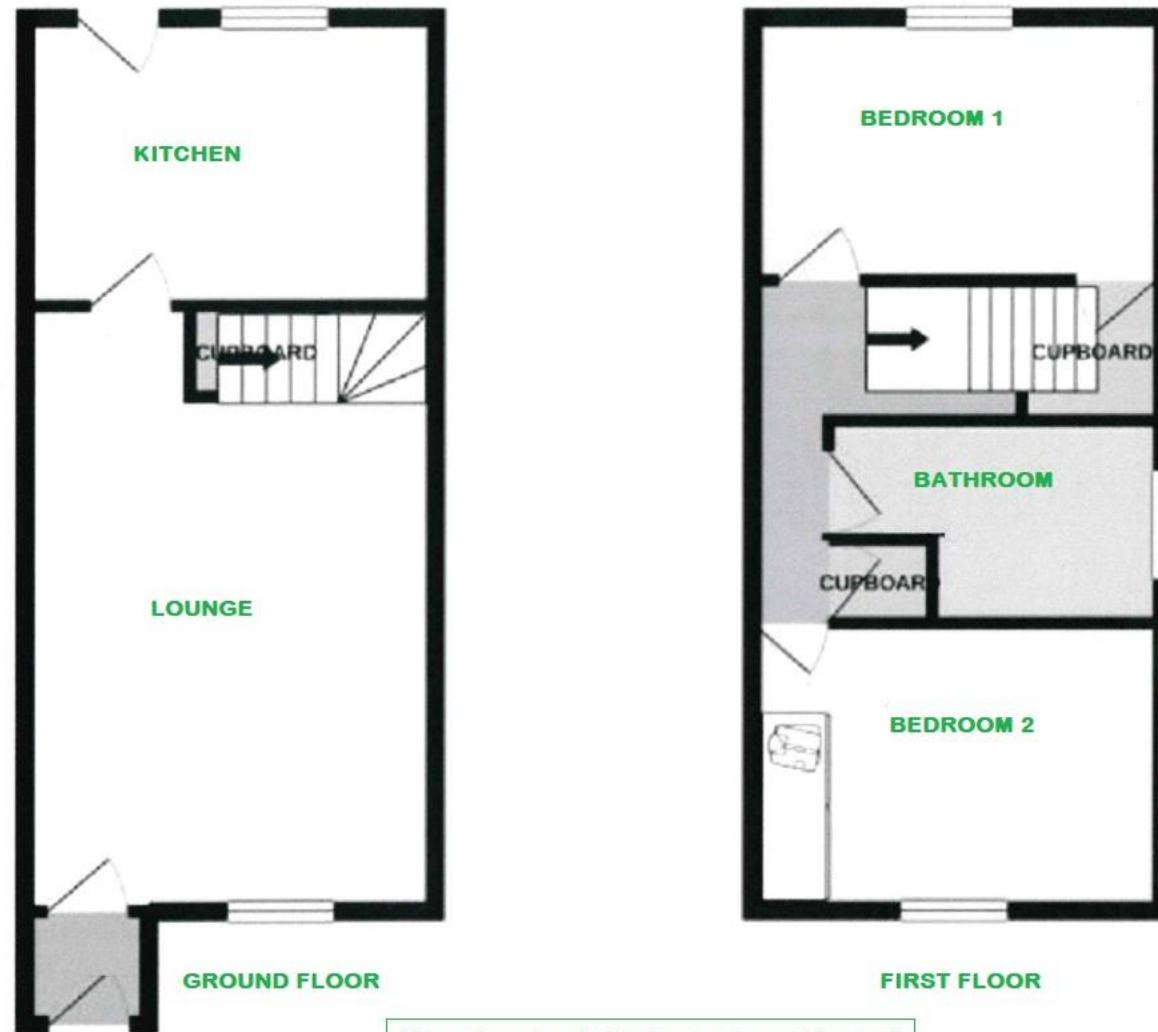
Lounge: 5.62m (18' 5") x 3.88m (12' 9")

Kitchen: 3.88m (12' 9") x 2.67m (8' 9")

Bedroom 1: 3.80m (12' 6") x 2.67m (8' 9")

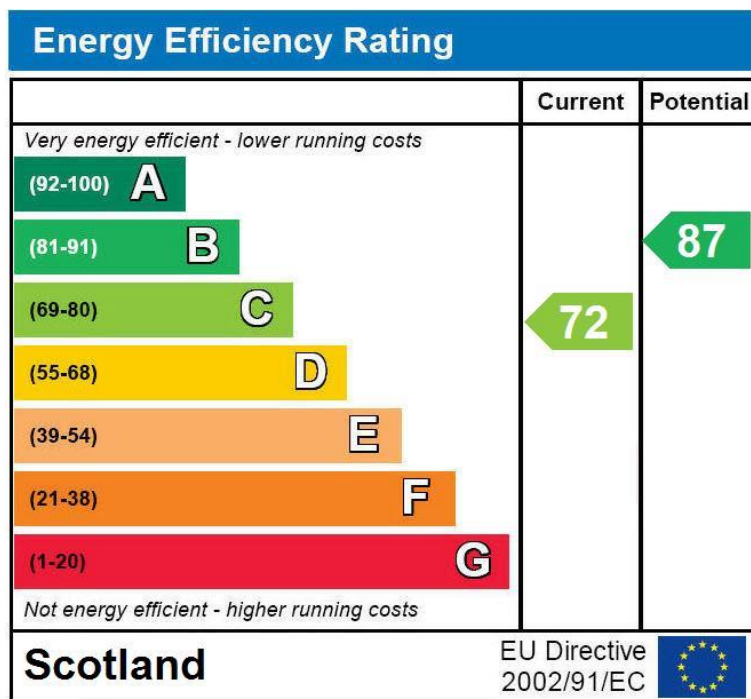
Bedroom 2: 3.88m (12' 9") x 2.44m (8' 0")

Bathroom: 3.16m (10' 4") x 2.67m (8' 9")



Floorplans are indicative only - not to scale

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

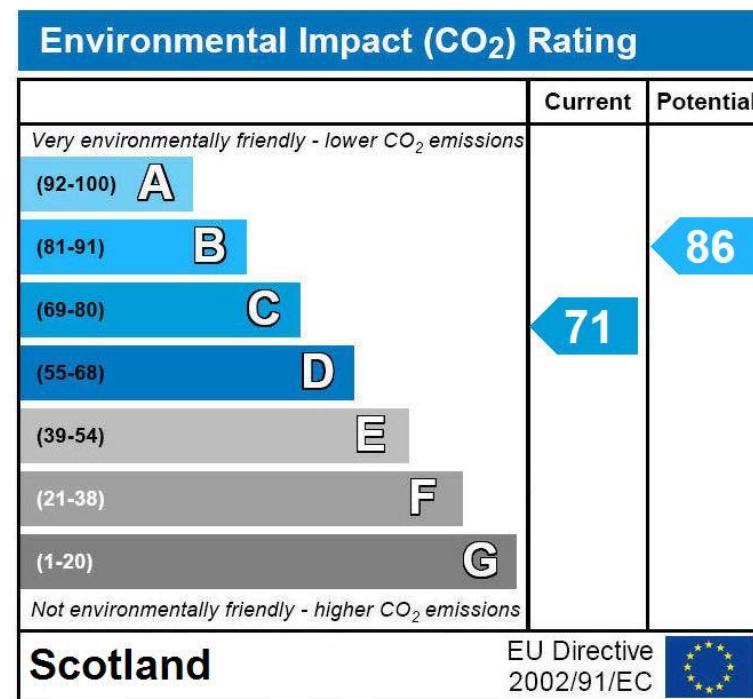


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (72)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (71)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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