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OFFERS OVER £172,000

JAMES HAMILTON DRIVE, BELLSHILL

A rare opportunity to purchase this this fantastic four bedroom semi detached villa situated within a much sought after estate in central Bellshill.

The accommodation comprises of entrance hall, lounge, dining room and kitchen. Four bedrooms, master en-suite and family bathroom.

The property benefits from gas central heating and double glazing. Large driveway, car port and garage. Well maintained garden to front and tiered garden to rear .

Properties such as this rarely become available, 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 9'9" x 7'10"

Entering via seven panel wood door into tile floored kitchen which benefits from thirteen white wall and floor units with worktops and tiled splashback. Integrated oven, hob and hood. Stainless steel sink with mixer tap. Centre ceiling spotlights. Single window to rear. Double radiator. One single and two double socket points. Plumbed for washing machine. . Half frosted glass UPVC door to rear.

Entrance Hall

Access via full glass UPVC door into laminate floored entrance hall. Wall lights. Single radiator. One single socket point.

Upper Landing

Carpeted upper landing with doors leading off to four bedrooms and bathroom. Wall lights. One single socket point. Storage cupboard and loft access.

Lounge 24'9"x 12'4'

Entering via seven panel white wood door into laminate floored lounge. Triple window to front. Centre ceiling light. One single and two double socket points plus telephone and external aerial points. Storage cupboard.

Dining Room

From lounge enter into laminate floored dining room. Wall radiator. Centre ceiling light. One single and one double socket points. French doors to rear.



Master Bedroom 15'5" x 11'0"

Enter via two panel wood grain door into carpet floored bedroom. Double and single window to front. Two single radiators. Integrated spotlights. One single and three double socket points.

En-Suite

From master bedroom enter via two panel wood grain door into vinyl floored en-suite. Integrated spotlights. Walk-in shower cubicle with electric shower.



Bedroom 2 11'1" x 9'4"

Entering via two panel wood grain door into carpet floored bedroom. Double window to front. Centre ceiling light. Single radiator. Two double socket points. Large mirrored wardrobes.

Bedroom 3 9'5" x 8'7"

Entering via two panel wood grain door into carpet floored bedroom. Double window to rear. Single radiator. Centre ceiling light. Two single socket points. Large mirrored wardrobes.



Bedroom 4 10'8" x 8'3"

Entering via two panel wood grain door into carpet floored bedroom. Double window to rear. Single radiator. Integrated spotlight. Two double socket points.

Bathroom 6'8 x 5'6

Entering via two panel wood grain door into tile floored bathroom which benefits from a three piece suite with electric shower. Single frosted window to rear. Chrome ladder radiator. Centre ceiling spotlights.



Extras

Included in the sale are all fixtures and fittings.

Gardens

Front garden is laid to lawn with shrubs and borders. Mono blocked driveway for up to four cars. Enclosed rear garden is presented in a tiered style. Laid to lawn with shrubs and borders. Garage and car port. .



Heating and Glazing

The property benefits from gas central heating and double glazing.

Council Tax

Band



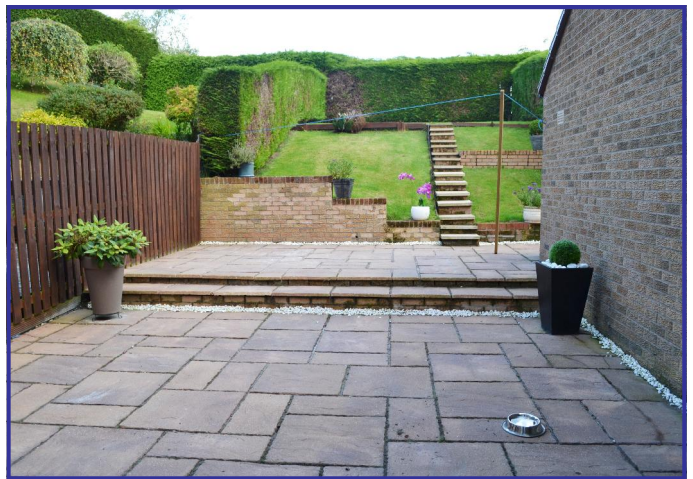
HOME REPORT AVAILABLE

**Offers over £172,000
are invited.**

**Home report available on
request.**



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Travel Directions: From Bellshill cross head towards round about at Tesco Bellshill. Take third exit onto Campbell street. At next roundabout take first exit and turn left onto Remar road. Take first right onto Bowling Green Street followed by a left onto Ravenscraig Crescent. Turn right onto James Hamilton Drive. Property is on right hand side.

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.