



paulfoxproperties



MEARNS ROAD, MOTHERWELL

OFFERS OVER £79,000

An excellent opportunity to purchase this three bedroom mid terraced villa situated in a popular area of Motherwell.

The accommodation comprises of entrance hall, lounge and kitchen. Three 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

11'11" x 9'0"

Enter via brown wood door into tile floored kitchen which benefits from nine wall and floor units. Stainless steel sink with mixer tap. Worktops and tiled splashback. Centre ceiling spotlights. Single window to rear. One single radiator. Two single and three double socket points. Plumbing for washing machine. Storage cupboard. Frosted glass panel UPVC door to rear.

Entrance Hall

Access is beyond white UPVC door into entrance hall. One single radiator. Centre ceiling light. Telephone point.

Bedroom 1 Lower level

11'5 x 9'7

Entering via brown wood door into carpet floored bedroom. Single window to rear. Centre ceiling light. Two double socket points. One single radiator.

Upper Landing

Upper landing gives access to two bedrooms and bathroom. Access to loft. Centre ceiling light.

Lounge

14'1" x 11'10"

Entering via brown wood grain door into lounge with large window to front. Double radiator. Two double socket points. Centre ceiling light. Feature fire surround.



Bedroom 2 13'7" x 12'5"

Enter via two panel wood grain door into bedroom with double window to front. One single radiator. Centre ceiling light. Two double socket points. Storage cupboard.

Bedroom 3 13'9" x 9'8"

Enter via two panel wood grain door into bedroom with single window to rear. One single radiator. Centre ceiling light. Two double socket points. Telephone point.

**Bathroom** 8'10" x 6'11"

Enter via two panel wood grain door into tile floored bathroom. Two piece white suite with walk in shower cubicle with electric shower. Integrated spotlights. Single frosted window to rear. Centre ceiling light. Double radiator.

Gardens

Front garden is chipped and slabbed. Enclosed rear garden is laid to lawn with slabs. Garden hut.

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 "A"

**HOME REPORT AVAILABLE
OFFERS OVER £79,000
ARE INVITED**





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Viewing By appointment through Paul Fox Properties

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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.