



paulfoxproperties



OFFERS OVER £89,000

GLENGARRIFF ROAD, BELLSHILL

Paul Fox Properties are delighted to present to the market this three bedroom end terraced villa situated in the much sought after Hattonrigg area of Bellshill.

The property comprises of entrance hall, lounge and kitchen. Three bedrooms and bathroom.

The property also benefits from gas central heating, double glazing and gardens to front and rear.

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.



Entrance Hall

Entering via brown UPVC door with frosted glass panels into laminate floored entrance hall. Frosted glass window. Centre ceiling light. One single socket point. Double radiator. Telephone point.

Lounge 22'3'x 10'7"

Entering via fifteen pane frosted glass door into carpet floored lounge with one large window to front and one large window to front and rear. Two double radiators. Two centre ceiling lights. Two single and one double and two single socket points plus telephone and external aerial points.

Kitchen 12'9' x 10'2"

Entering via fifteen pane frosted glass door into laminate floored kitchen which benefits from thirteen wall and floor units. Stainless steel sink with taps. Worktops and tiled splashback. Centre ceiling spotlights. Double radiator. Two single and two double socket points. Large window to rear. Plumbing for washing for washing machine. Frosted glass panel UPVC door to rear. Storage cupboard.



Bedroom 1

Lower level

10'9" x 6'9"

Entering via fifteen pane frosted glass door into laminate floored bedroom with single window to front. Centre ceiling spotlights. Three single socket points. Double radiator. Large mirrored wardrobes.



Upper Landing

Carpeted landing gives access to two bedrooms, bathroom and loft. Centre ceiling light. One single socket point. Storage cupboard.

Bedroom 2

14'0" x 8'4"

Entering via six panel white wood grain door into carpet floored bedroom with double window to rear. Centre ceiling light. One double socket point. Telephone point. One double radiator. Mirrored wardrobes. Storage cupboard.

Bathroom 7'5' x 6'2'

Enter via six panel white wood grain door into tile floored bathroom which benefits from a three piece champagne suite and electric shower. Centre ceiling light. Single frosted glass frosted window to rear. Double radiator.



Bedroom3 13'5" x 9'10"

Entering via six panel white wood grain door into carpet floored bedroom with double window to rear. Centre ceiling light. Three single socket points. One double radiator. Storage cupboard.

Gardens

Enclosed front garden is laid to lawn with shrubs. Enclosed rear garden is slabbed with shrubs and borders. Outside storage unit.

Extras

Included in the sale are all fixtures and fittings.

Heating & Glazing

The property benefits from gas central heating and double glazing.

Council Tax Band "B"

**Offers Over £89,000
are invited**

**Home report available
on request.**

