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**OFFERS OVER £78,000**

## **ASHGROVE ROAD, BELLSHILL**

Paul Fox Properties is delighted to present to the market this rarely available one bedroom mid terraced house in the much sought after Hattonrigg area of Bellshill.

The property comprises of entrance hall, lounge, kitchen, bedroom 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.



### **Kitchen 11'3" x 8'1"**

Entering via fifteen pane glass door into laminate floored kitchen which benefits from eight light wood wall and floor units. Integrated oven and hob. Stainless steel sink with mixer tap, worktop and tiled splashback. Centre ceiling light. Double radiator. One single and one double socket points. Single window to rear. Plumbed for washing machine. White UPVC door with frosted glass panel to rear.

### **Entrance Hall**

Entering via white UPVC door with frosted glass panels into laminate floored entrance hall. Centre ceiling light. One single socket point plus telephone point. Double radiator. Access to loft. Storage cupboard.

### **Lounge 15'9" x 11'0"**

Entering via white wood door into carpeted lounge with large window to front. Double radiator. Two centre ceiling lights. Three double and one single socket points plus telephone, cable and external aerial points.



## Master Bedroom

12'0" x 8'11"

Entering via white wood door into carpet floored bedroom with single window to rear. Centre ceiling light. Two single socket points. Single radiator. Two storage cupboards.



## Bathroom 6'6" x 5'9"

Enter via white wood door into vinyl floored bathroom which benefits from a two piece white suite. Walk in shower cubicle with electric power shower. Centre ceiling light. Single frosted window to front. Single radiator.



## Gardens

Enclosed front garden is laid to lawn. Enclosed rear garden is laid to lawn. 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 "A"**

**Offers Over £78,000  
are invited**

**Home report available  
on request.**



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## Travel Directions

From Bellshill Cross travel along North Road, through Tesco roundabout and continue to next roundabout. Turn right onto Hattonrigg Road and then second left into Ashgrove Road.



**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.