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**OFFERS OVER £89,000**

## **RAEWELL CRESCENT, BELLSHILL**

Paul Fox Properties is delighted to present to the market this rarely available one bedroom semi bungalow in the much sought after Orbiston area of Bellshill.

The property comprises of entrance porch, lounge, kitchen, bedroom and bathroom.

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



### **Lounge 15'5" x 11'9"**

Entering via nine pane glass door into carpeted lounge with large window to front. Double radiator. Centre ceiling light. Two double and two single socket points plus telephone, cable and external aerial points.

### **Entrance Porch**

Entering via white UPVC door with frosted glass panel into laminate floored entrance hall. Centre ceiling light. Double radiator. Window to front and side.

### **Kitchen 11'11" x 7'11"**

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



## Master Bedroom

12'10" x 9'8"

Entering via six panel white grain wood door into laminate floored bedroom with triple window to front. Centre ceiling light. Two single socket points. Double radiator. Storage cupboard.



## Bathroom 7'0" x 6'0"

Enter via six panel white wood door into tile 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 rear. Single radiator.



## Gardens

Enclosed large front and side garden is chipped. Enclosed rear garden is chipped. Driveway.

## Extras

Included in the sale are all fixtures and fittings.

## Heating & Glazing

The property benefits from gas central heating and partial double glazing.

**Council Tax Band "A"**

**Offers Over £89,000  
are invited**

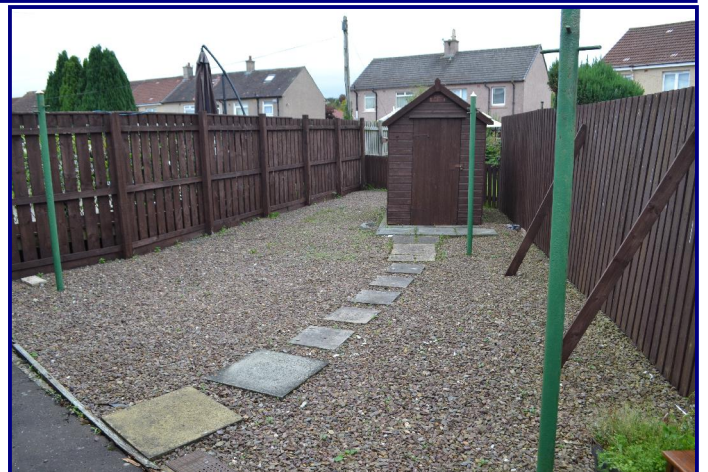
**Home report available  
on request.**



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## Travel Directions

From Bellshill Cross travel along Hamilton Road past Railway Station and turn left at roundabout at John Mann Centre. Turn right onto Orbiston Drive and then continue round and turn left into Raewell Crescent.



**Viewing By appointment through Paul Fox Properties**

**Contact Paul Fox**

**Ref. No. PFP1513**

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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.