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OFFERS OVER £145,000

BEECHWOOD GARDENS, BELLSHILL

A fabulous opportunity to purchase this rarely available three bedroom semi detached villa situated within the popular Mossend area of Bellshill.

The property consists of entrance hall, lounge, kitchen, three bedrooms and bathroom.

The property benefits from gas central heating and double glazing. Large gardens to rear and mono blocked driveway for three cars to front.

Viewing is highly recommended to fully appreciate all aspects of this property.

Local amenities include bus and train links, sports facilities, shopping and schools. Easy access to the M8 provides travel links throughout west and central Scotland.



Kitchen 11'2" x 8'7"

Enter into tile floored kitchen which benefits from fifteen white gloss wall and floor units. Stainless steel sink with mixer tap. Worktops and tiled splashback. Integrated oven, hob and hood. Centre ceiling spotlights. One double radiator. Single window to rear. Three double socket points. Plumbing for washing machine. Integrated fridge and freezer. Glass panel door to rear.

Entrance Hall

Enter via white wood door with design glass panels into wooden floored entrance hall. One double radiator. Centre ceiling light. Two storage cupboards.

Upper Landing

Carpeted upper landing gives access to three bedrooms, bathroom and loft. Single window to front. Centre ceiling light.

Lounge 17'2" x 11'4"

Entering into wooden floored lounge with large window to front. Centre ceiling light. One double radiator. Two single and one double socket points along with external aerial and cable tv points. Feature multi-fuel burner. Patio doors to rear.



Main Bedroom 17'4 x 9'7"

Enter via four panel white wood door into carpet floored bedroom with single windows to front and rear. One double radiator. Centre ceiling light. Two single socket points. Two storage cupboards. Fitted wardrobes.



Bedroom 2 10'6" x 8'10"

Enter via four panel white wood door into carpet floored bedroom with single window to rear. Centre ceiling light. One double radiator. Two single socket points. Fitted wardrobes.

Bedroom 3 9'11" x 8'1"

Enter via four panel white wood door into carpet floored bedroom with single window to side. One single radiator. Centre ceiling light. Two single socket points.

Bathroom (Lower level) 6'8" x 4'6"

Entering via white wood door into laminate tile floored bathroom which benefits from a two piece white suite with walk-in shower cubicle and mains power shower. Integrated spotlights. Wall radiator. Single frosted window to side.

Gardens

Enclosed front driveway is mono blocked with parking for three cars. Large enclosed rear garden is slabbed with shrubs and trees. Garden huts.

Extras

Included in the sale are all fixtures and fittings.

Heating and Glazing

The property benefits from gas central heating and double glazing.

**Offers over £145,000
are invited.**

Council Tax BAND B





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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.