



paulfoxproperties



OFFERS OVER £97,000

GRANGE STREET, MOTHERWELL

A fantastic opportunity for a first time buyer to purchase this immediately impressive two bedroom ground level flat situated in a quiet residential area of Motherwell.

The accommodation comprises of entrance hall, spacious lounge / dining with patio doors leading to rear garden. Kitchen with integrated appliances. Two bedrooms and bathroom.

The property benefits from gas central heating and double glazing. Enclosed garden to rear. Resident parking.

Early viewing is highly recommended to appreciate all aspects of this property.

Local amenities include bus and train links, sports facilities, shopping and schools. Easy access to the M8 and M74 provides travel links throughout west and central Scotland.



Kitchen 12'9" x 6'2"

Entering via six panel wood grain door into tile floored kitchen which benefits from fourteen grey wall and floor units. Stainless steel sink with taps. Worktops and tiled splash back. Integrated oven, hob and hood. Plumbed for washing machine. Single window to front. Centre ceiling spotlights. Three double and one single socket points. Single radiator.

Entrance Hall

Access is beyond brown upvc door with frosted glass panel into carpet floored entrance hall. Two centre ceiling lights. One double socket point plus telephone point. One single radiator. Storage cupboard.

Lounge 17'11' x 12'4"

Entering via six panel wood grain door into carpet floored lounge with patio doors leading to rear garden. Two centre ceiling lights. Double radiator. Four double socket points plus external aerial point. Feature fire surround with gas fire. Storage cupboard.



Bedroom 1

10'9" x 9'8"

(at widest points)

Enter via six panel wood grain door into carpet floored bedroom with single window to rear. Centre ceiling light. Single radiator. Three double socket points. Mirrored wardrobes.



Bedroom 2 10'0" x 8'4"

Enter six panel wood grain door into carpet floored bedroom with single window to front. Centre ceiling light. Single radiator. Two double socket points. Mirrored wardrobes.

Bathroom

6'5" x 5'9"

Entering via six panel wood grain door into tile floored shower room. Two piece suite with walk-in shower cubicle and electric shower. Single frosted window to side. Centre ceiling light. One single radiator. Shaver point.

Gardens

Front garden is laid to lawn with chipped borders. Rear garden is slabbed and chipped borders. Garden shed.

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 "C"

HOME REPORT AVAILABLE

OFFERS OVER £ 97,000
ARE INVITED.



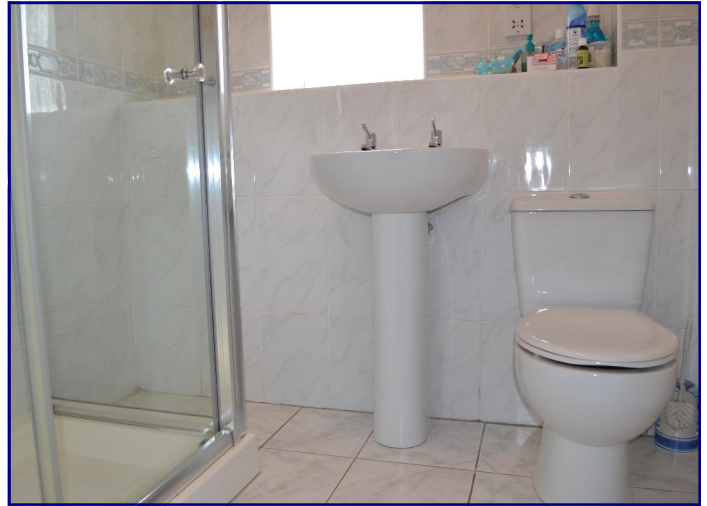
Viewing By appointment through Paul Fox Properties

Contact Paul Fox

Ref. No. PFP1532



paulfoxproperties



55 Hamilton Road, Bellshill, ML4 1AG

Tel: 01698 749840

e-mail: info@paulfoxproperties.co.uk

Web: www.paulfoxproperties.co.uk

This schedule does not constitute a report on the condition of the property and all area and room measurements are approximate only.