



paulfoxproperties



**OFFERS OVER £85,000**

**ROSEHALL AVENUE, COATBRIDGE**

Paul Fox Properties is delighted to present to the market this two bedroom upper level flat situated in the sought after Rosehall area of Coatbridge.

The accommodation comprises of entrance hall , lounge and kitchen. Two bedrooms and bathroom.

The property benefits from gas central heating and double glazing. Gardens to side and rear.

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

Local amenities include sport facilities, good nursery, primary and secondary schools are available close by. Easy access to motorway networks including M74, M73, M80 and M8.



**Kitchen** 14'14 x 7'0"

Entering via white wood door into laminate floored kitchen which benefits from ten wall and floor units. Free standing Range cooker. Stainless steel sink with mixer tap. Worktops. Tiled splashback. Integrated spotlights. Single windows to rear and side. Two single and one double socket points. Plumbing for washing machine.

**Entrance Hall**

Access via grey wood door into laminate floored entrance hall. Integrated spotlights. One single radiator. One single socket point. Storage cupboard. Loft access.

**Lounge** 14'11" x 13'3"

Entering via white wood door into laminate floored lounge. Double window to rear. Centre ceiling light. Two single and one double socket points. One double radiator.



**Bedroom 1** 12'6" x 12'6"

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



**Bathroom** 11'2" x 4'5"

Entering via white wood door into tile floored bathroom which benefits from a three piece white suite and mains power shower. Single frosted window to side. Integrated spotlights. Chrome ladder radiator.

**Bedroom 2** 11'11" x 11'0"

Entering via white wood door into carpet floored bedroom. Double window to front. Centre ceiling light. Two double socket points. Single radiator. Storage cupboard.

**Gardens**

Enclosed side and rear gardens are both laid to lawn.

**Extras**

Included in the sale are all fixtures and fittings.

**Heating and Glazing**

The property benefits from double glazing and gas central heating.

**Council Tax**

Band "B"

**Offers over £85,000 are invited.**

HOME REPORT AVAILABLE ON REQUEST.





paulfoxproperties



**Viewing** By appointment through Paul Fox Properties

**Contact** Paul Fox

**Ref. No.** PFP1540

55 Hamilton Road Bellshill ML4 1AG

Tel:01698 749840

e-mail [info@paulfoxproperties.co.uk](mailto:info@paulfoxproperties.co.uk)

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