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OFFERS OVER £155,000

BEECHWOOD GARDENS, BELLSHILL

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

The property consists of entrance hall, lounge, dining room, kitchen, two bedrooms, bathroom and sun lounge.

The property benefits from gas central heating and double glazing. Garden to front and large garden to rear. Driveway for three/ four cars.

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 15'5" x 8'7"
Enter into vinyl floored kitchen which benefits from twenty five wall and floor units. Stainless steel sink with mixer tap. Worktops. Integrated hood. Free standing cooker. Integrated spotlights. Double window to rear. Plumbing for washing machine. Plumbing for washing machine. Integrated dishwasher. Wooden door to rear.

Entrance Hall

Enter via white UVPC door with frosted glass panel into entrance hall. One double radiator. Wall lights. Double socket point.

Dining Room

 12'10" x 9'1"

Enter via French doors into dining room with single window to rear. Single radiator. Integrated spotlights. Two single socket points.

Lounge

 15'0" x 11'9"

Entering via six pane glass door into lounge with large window to front. Centre ceiling light. One single radiator. One single and four double socket points along with telephone point and cable tv point. Feature fire surround with fire.



Main Bedroom 13'2" x 12'0"

Enter via six panel white wood door into bedroom with large window to front. One double radiator. Centre ceiling light. One single and two double socket points. Large mirrored wardrobes.

Bedroom 2 13'3" x 9'1"

Enter via six panel white wood door into bedroom. Centre ceiling light. One double radiator.

Sunroom

Enter via french doors into sunroom with two single window to side. One double radiator. Centre ceiling light. One double socket point. Sliding patio door to rear.



Bathroom 12'8" x 7'1"

Entering via fifteen frosted glass pane door into bathroom which benefits from a two piece suite with corner bath. Integrated spotlights. Double radiator. Single frosted window to rear.

Gardens

Enclosed front tiered garden is mono blocked. Large enclosed rear garden is slabbed. Driveway for 3/4 cars. Garden hut.

Extras

Included in the sale are all fixtures and fittings.

Heating and Glazing

The property benefits from gas central heating and double glazing. Alarm system.

**Offers over £155,000
are invited.**

Council Tax BAND C





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Viewing By appointment through Paul Fox Properties

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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.