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OFFERS OVER £165,000

MERLIN AVENUE, BELLSHILL

Paul Fox Properties is delighted to present to the market this rarely available three bedroom extended semi-detached house.

The property is situated in a much sought after area of Bellshill.

The property comprises of entrance hall, lounge, dining / kitchen, W.C.

Second lounge to rear. Three bedrooms and bathroom.

The property further benefits from gas central heating, double glazing. Gardens to front with large gardens to rear. Driveway for 3/4 cars and garage.

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/Dining 16'3" x 9'1"

From lounge enter via French doors into tiled floored kitchen/dining room which benefits from fourteen wall and floor units. Stainless steel sink with mixer tap. Worktops and tiled splashback. Free standing cooker with integrated hood. Centre ceiling spotlights. Single window to rear. One double radiator. Two single and two double socket points. Plumbed for washing machine. Six pane glass door to rear porch.

Entrance Hall

Access is beyond white UPVC door with frosted glass panel and feature frosted glass side panels into carpet floored entrance hall. Integrated spotlights. One single socket point One double radiator. Storage cupboard.

Lounge 2 15'8" x 10'6"

Access from dining room via French doors into laminate floored sunroom which benefits from single window to side. One double radiator. One double socket point. Patio doors to rear.

Downstairs WC

Enter via four pane frosted glass door into downstairs laminate floored WC with two piece suite. Centre ceiling light.

Lounge 14'10" x 14'9"

Entering from hall via six pane glass door into carpet floored lounge. Large window to front. Centre ceiling light. Double radiator. Four double socket points plus external aerial point. Feature fire surround plus electric fire.



Bedroom 1

12'10" x 9'8"

Enter via brown wood door into carpet floored bedroom. Large window to rear. One double radiator. Centre ceiling light. Two single socket points.



Bedroom 2 11'3" x 10'5"

Enter via brown wood door into carpet floored bedroom with large window to front. Centre ceiling spotlights. One single radiator. Three double socket points. Storage cupboard.

Upper Landing

Carpeted upper landing leading to three bedrooms and bathroom. Loft access. Storage cupboard.

Bathroom 8'1" x 6'1"

Enter via brown wood door into vinyl floored bathroom which benefits from three piece suite with electric power shower. Single frosted window to side. Integrated spotlights. One single radiator.

Bedroom 3 9'5" x 8'11"

Enter via brown wood door into laminate floored bedroom with single window to side. Centre ceiling spotlights. One single radiator. Three double socket points.





Extras

Included in the sale are all fixtures and fittings.

Heating and Glazing

The property benefits from gas central heating and double glazing.

Gardens

Front garden is chipped along with borders, shrubs and trees. Enclosed large rear garden is laid to lawn with borders, shrubs and trees. Slabbed patio area. Driveway for 3/4 cars. Garage and Garden Hut.



**Offers over £165,000
are invited.**

Council Tax "BAND D"

**HOME REPORT AVAILABLE
ON REQUEST**

**OUR REFERENCE :
PFP1543**



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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.