



## 15 Linden Avenue

, Wishaw, ML2 8SE

**Offers in excess of £89,500**

CLOSING DATE - FRIDAY 20TH MARCH AT NOON!

Pomphreys Properties are delighted to bring to the market this lovely spacious and recently renovated end terraced villa.

The accommodation comprises bright entrance hall, large lounge (Smart wall mounted TV) with ample space for dining (Oak dining Table with 6 chairs included), new fitted dining kitchen with integrated oven hob and extractor fan, freestanding fridge freezer and washing machine, 3 great sized bedrooms (two with storage), newly installed bathroom and new downstairs cloakroom/wc.

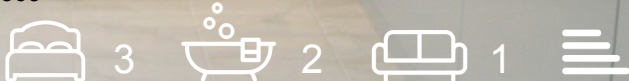
The property has also been newly roughcast and comes with a 5 year guarantee.

Further benefits include Double Glazing, Gas Central Heating, shared driveway, garage and gardens to front and rear. EPCD.

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

- Recently Renovated
- New Flooring & Blinds
- Newly roughcast
- 3 great sized bedrooms
- New Kitchen, Bathroom and Downstairs Cloakroom/wc
- Driveway Garage and Gardens



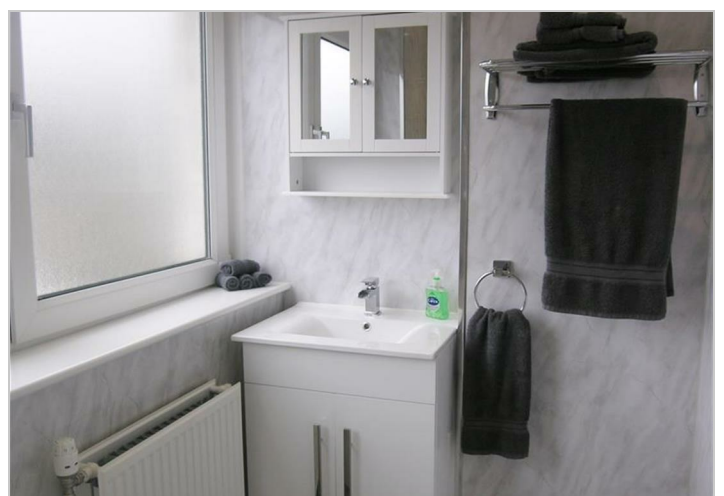
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.