



## 56 Kenilworth Avenue

Wishaw, ML2 7LS

**Offers over £123,000**

**CLOSING DATE THURSDAY 16TH SEPTEMBER AT NOON**

A lovely spacious semi detached villa, set within landscaped gardens and located in one of Wishaw's most sought after areas in the Avenue.

Early internal viewing is a must to appreciate the accommodation on offer.

Laid out over two levels and comprises, on the ground level, reception hallway, large lounge, fitted kitchen, dining area, fab sized conservatory and cloakroom/wc. On the upper level are two bright double bedrooms and large bathroom.

Further benefits include double-glazing, gas central heating, driveway, garage, outbuildings and delightful landscaped well-maintained gardens to front and rear.

Kenilworth Avenue is situated in a quiet exclusive area, minutes walk from Wishaw Town Centre where all amenities can be found including all shops, schooling, recreation and public transport links. For the commuter the nearby M74 & M8 motorway networks allow for fast and easy access to Glasgow, Edinburgh and all points beyond.

EPC D

### 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.

- Two great sized bedrooms
- An outstanding position within the Avenue
- Lovely landscaped private rear garden
- Super conservatory
- Driveway and Garage



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Floor Plan



Area Map



Energy Efficiency Graph



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