



## 12 Church Avenue

Newmains, Wishaw, ML2 9BH

**Fixed asking price £259,000**

### FIXED ASKING PRICE!

A stunning and very impressive four bedroom semi detached traditional villa, cul-de-sac sited and situated in a small sought after exclusive area.

The deceptively spacious accommodation is formed over two levels and comprises, on the ground floor, entrance vestibule, grand reception hallway with balustrade stairway providing access to the upper level, large lounge with patio doors offering access and overlooking the landscaped rear garden, dining room, fitted dining kitchen with a host of appliances, utility room, bedroom (with fitted wardrobes) and shower room.

On the upper level are a further three bedrooms, the fabulous master providing a dressing area and four piece en suite, and the family bathroom with step up jacuzzi bath.

Externally the property boasts landscaped gardens to front and rear with a car port and driveway to the side offering ample off road parking. Private rear landscaped enclosed garden with a large outside office and garden shed.

Church Avenue is situated central in Newmains, and a short drive from Wishaw town centre with its many amenities and is ideally situated for commuting to Glasgow, Edinburgh and the central belt via both the M8 and M74 motorway networks.

- Deceptively Spacious
- Four Bedrooms
- Large Lounge with patio doors
- fitted dining kitchen
- dining room
- landscaped gardens
- driveway and car port
- cul-de-sac sited
- Master Bedroom with en suite and dressing room

### 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.



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## Floor Plan



## Area Map



## Energy Efficiency Graph



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