

# Fred.

ESTATE AGENTS



**2a North Lodge Avenue**

Motherwell

**Offers over £220,000**



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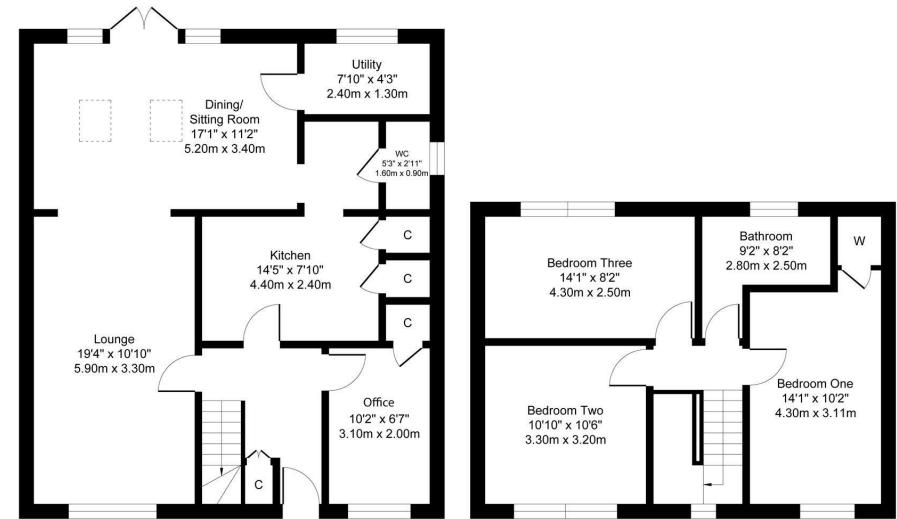
Situated within a sought after location in the town of Motherwell, lies this beautifully presented four bedroom extended semi-detached property.

Split over two levels with the ground floor comprising of a welcoming entrance, a bright and airy spacious front facing lounge with hardwood flooring, an additional dining/sitting room to the rear, a modern kitchen with built in wall and floor mounted units, large pantry, integrated appliances and a utility room with further storage units. Completing the ground floor is a WC and a front facing room which can be utilised as a bedroom or office.

On the upper floor you will find three good size bedrooms, all of which are carpeted throughout and have ample space for wardrobe/storage furniture with the master benefiting from a walk in wardrobe. Completing this floor is a stylish part tiled bathroom consisting of WC, sink, bath and separate walk in shower enclosure.

The property is further enhanced with gas central heating, double glazed windows, driveway, single car detached garage and well maintained front, side and rear gardens.

North Lodge is one of Motherwell's most sought after locations and falls within the desirable Dalziel High School and Knowetop Primary catchment area. The town offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 providing convenient access to the central belt. The town also offers excellent public transport links to the surrounding areas.



GROUND FLOOR

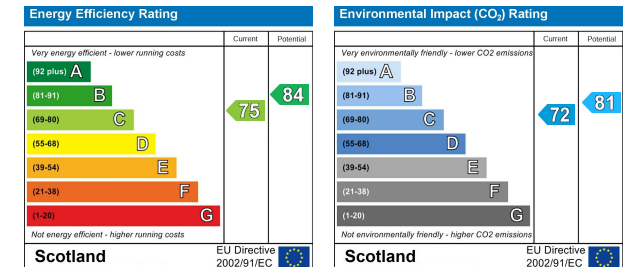
FIRST FLOOR

## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Energy Efficiency Graph



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