

# Fred.

ESTATE AGENTS



**51 Paterson Street**

Motherwell

**Offers over £180,000**



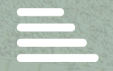
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Situated within the town of Motherwell and providing well appointed accommodation over two levels, lies this beautiful three bedroom semi detached property.

The ground floor of the property comprises of a welcoming entrance hall, a bright and airy lounge with laminate flooring and front facing window allowing for plenty of natural light, a modern fully fitted dining kitchen with integrated appliances and French doors leading out to the rear garden and a ground floor W.C. The upper floor consists of a landing area, three bedrooms with a mix of carpet/laminate flooring and ample storage space. Completing the floor is a stylish part tiled family bathroom consisting of WC, sink and bath with overhead shower.

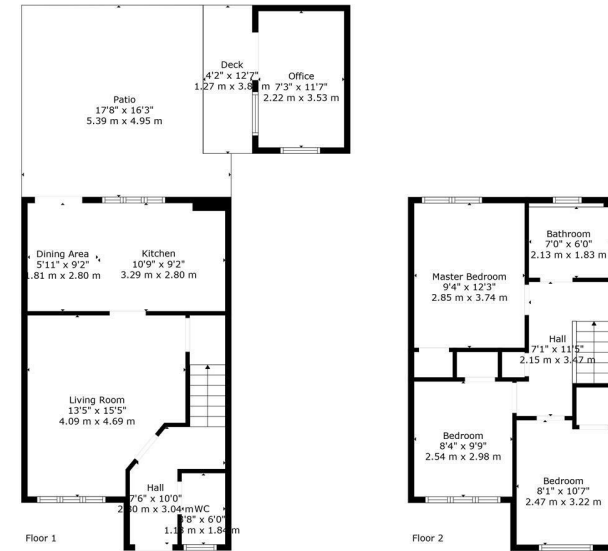
The property is further enhanced with gas central heating, double glazed windows and a monoblock driveway providing off street parking. The generously sized rear garden features a slabbed patio and lawn area in addition to the outbuilding which is a great addition providing a versatile space easily adapted to suit your needs as additional storage or office.

Motherwell 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, with train and bus services providing links to the surrounding areas. The property falls within the school catchment area for Braidhurst/Our Lady's High and Muir Street/Cathedral Primary.

## Viewing

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

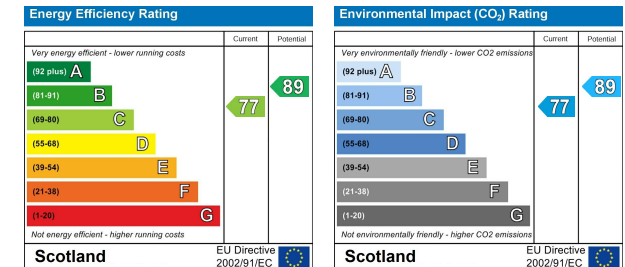
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TOTAL: 986 sq. ft., 92 m<sup>2</sup>  
 FLOOR 1: 535 sq. ft., 50 m<sup>2</sup>; FLOOR 2: 451 sq. ft., 42 m<sup>2</sup>  
 EXCLUDED AREAS: DECK: 52 sq. ft., 5 m<sup>2</sup>; PATIO: 259 sq. ft., 24 m<sup>2</sup>



## Energy Efficiency Graph



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