



**Blackwoods Gardens**  
Motherwell, ML1 3UY

**move **



**Blackwoods Gardens  
Motherwell  
ML1 3UY**

**Semi**

**4 Bedrooms  
2 Receptions  
2 Bathrooms**



**move on**  
[www.moveonhomes.co.uk](http://www.moveonhomes.co.uk)

**01698 757 125**

## KEY FEATURES

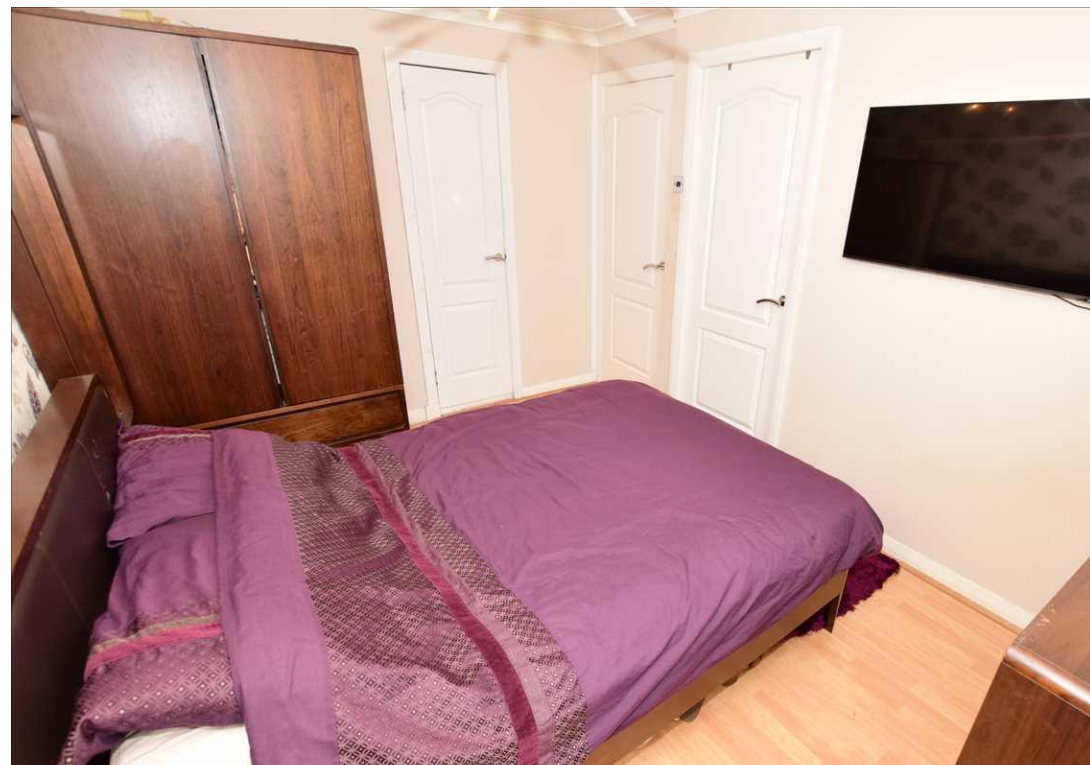
- Extended semi-detached home in desirable location
- Front facing lounge with feature wall decor, open plan dining room and patio doors leading to the rear garden
- Modern kitchen with high gloss walnut oak wall and floor units, and a separate utility room
- 4 bedrooms on the first floor, 2 of which have fitted storage and an ensuite in the main bedroom
- Stylish and modern fully tiled showered room
- Driveway to the front leads to an integral garage
- Fully enclosed, low maintenance rear garden
- Close to Motherwell town centre, shops, schools, and train station
- Handy for transport links - easy access to M8 and M74 motorways
- COUNCIL TAX BAND : D - EPC RATING C



**move on**

[www.moveonhomes.co.uk](http://www.moveonhomes.co.uk)

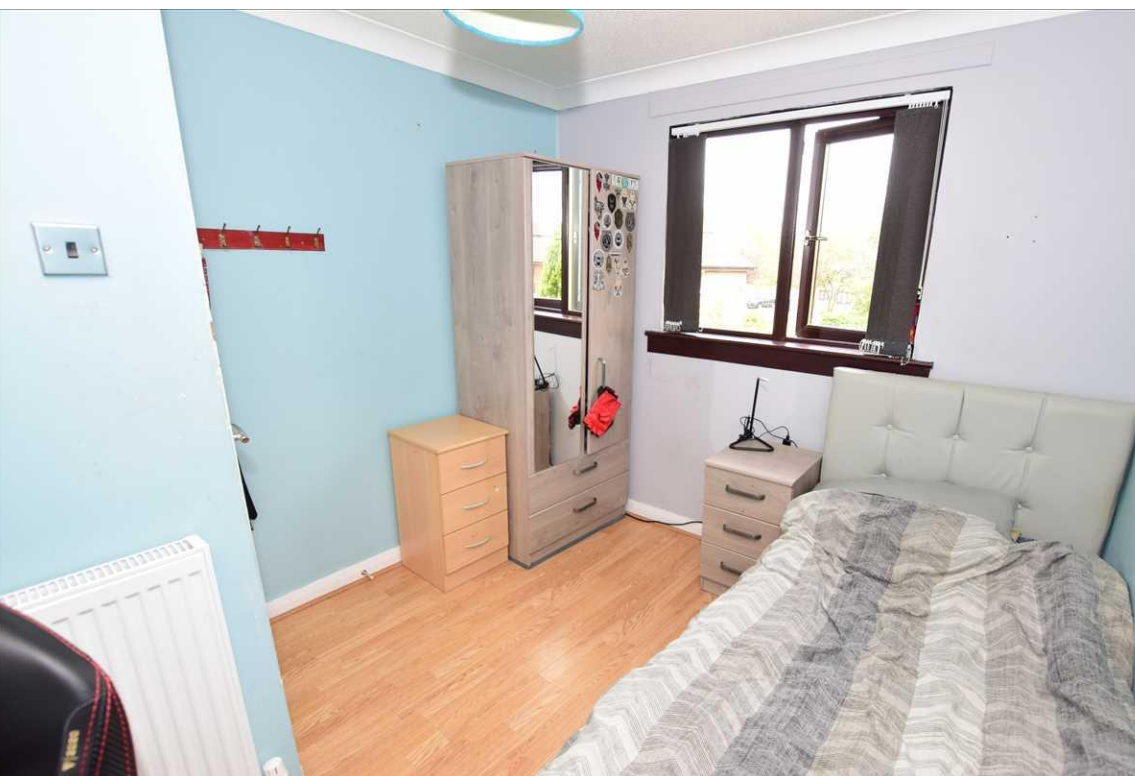
















## Blackwoods Gardens, Motherwell, ML1 3UY

Move On are delighted to present to the market this fantastic, extended 4 bedroom semi-detached home in Motherwell - Blackwoods Gardens.

The accommodation features: A lovely bright lounge with neutral tones and feature wall decor, which leads to an open plan dining room with patio doors leading out to the rear garden; modern kitchen with walnut high gloss wall and floor units with tiled splashback; separate utility room; 4 bedrooms on the first floor - 3 doubles and a single; master bedroom ensuite; and a stylish fully tiled shower room. There is gas central heating and double glazing.

Externally, there is a small front garden and driveway which leads to the integral garage; and to the rear is a fully enclosed, low maintenance garden which is paved, and there is a garden shed.

Blackwoods Gardens is a quiet-cul-de-sac, in a popular residential estate in Motherwell, close to the town centre and train station. Motherwell has a fantastic selection of retail facilities, shops, bars, restaurants, major supermarkets and leisure facilities; as well as being conveniently placed for public transport links and close to both the M74 and M8 motorways.

move  on



## ROOM MEASUREMENTS

Lounge: 4.10m (13' 5") x 3.70m (12' 2")

Dining Room: 2.90m (9' 6") x 2.22m (7' 3")

Dining Room: 2.90m (9' 6") x 2.22m (7' 3")

Utility Room: 2.60m (8' 6") x 1.70m (5' 7")

Bedroom 1: 3.80m (12' 6") x 2.60m (8' 6")

Ensuite: 2.80m (9' 2") x 1.90m (6' 3")

Bedroom 2: 3.70m (12' 2") x 2.70m (8' 10")

Bedroom 3: 2.60m (8' 6") x 2.60m (8' 6")

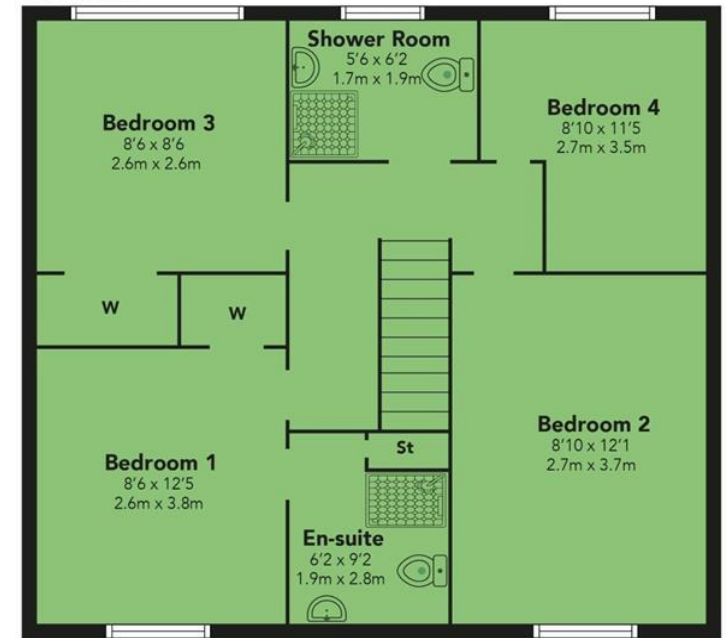
Bedroom 4: 3.50m (11' 6") x 2.70m (8' 10")

Bathroom: 1.90m (6' 3") x 1.70m (5' 7")

GROUND FLOOR



FIRST FLOOR

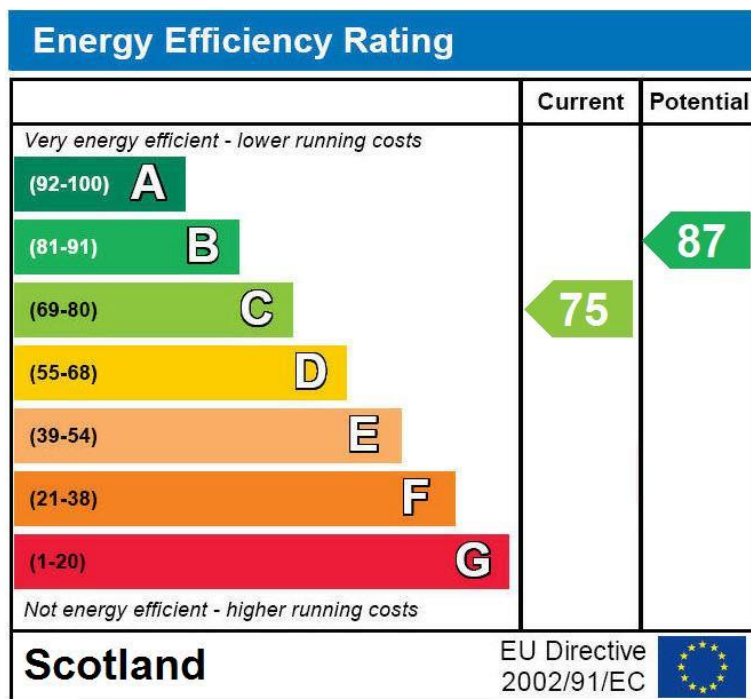


Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd

move 

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.



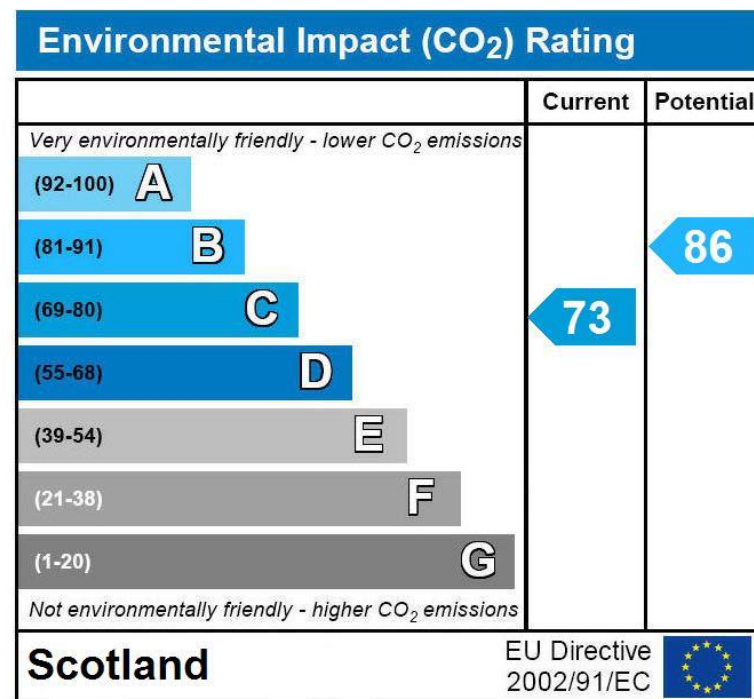


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (75)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (73)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



# move n

166 Merry Street, Motherwell, ML1 1NA

EMAIL : [info@moveonhomes.co.uk](mailto:info@moveonhomes.co.uk)

WEB : [www.moveonhomes.co.uk](http://www.moveonhomes.co.uk)

01698 757 125

 [facebook.com/moveonhomes](https://facebook.com/moveonhomes)