



**Newrose Avenue**

Bellshill, ML4 1NY

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Newrose Avenue  
Bellshill  
ML4 1NY

End Terrace

3 Bedrooms  
2 Receptions  
2 Bathrooms



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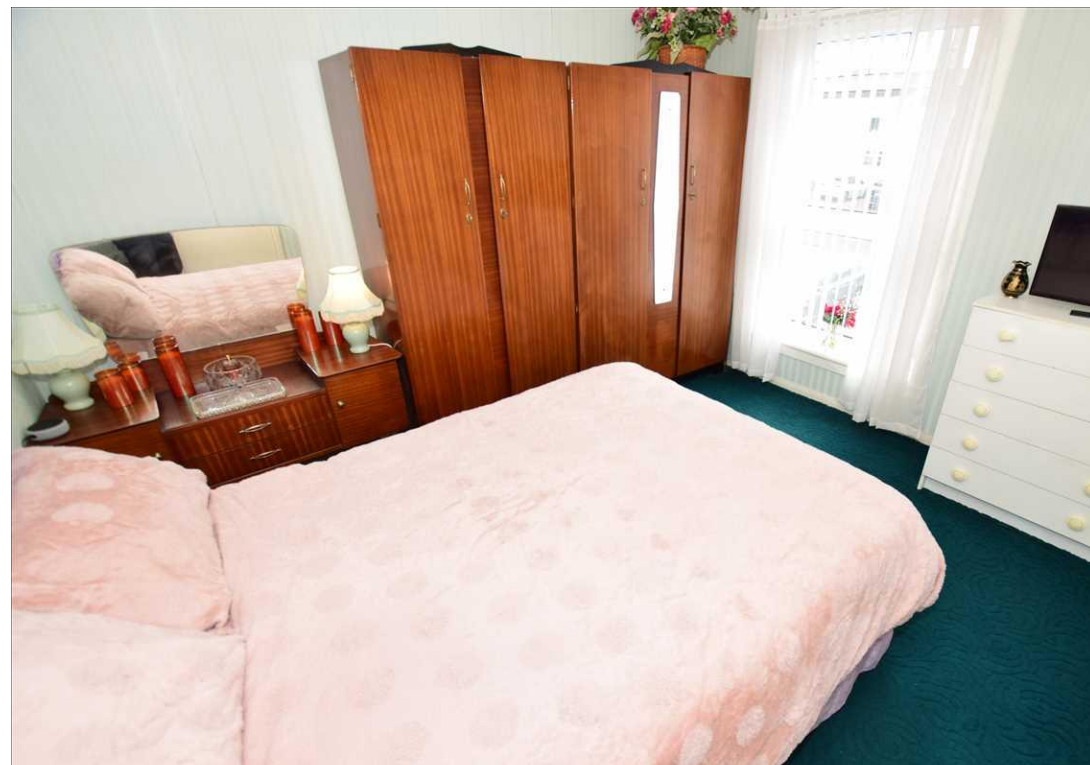
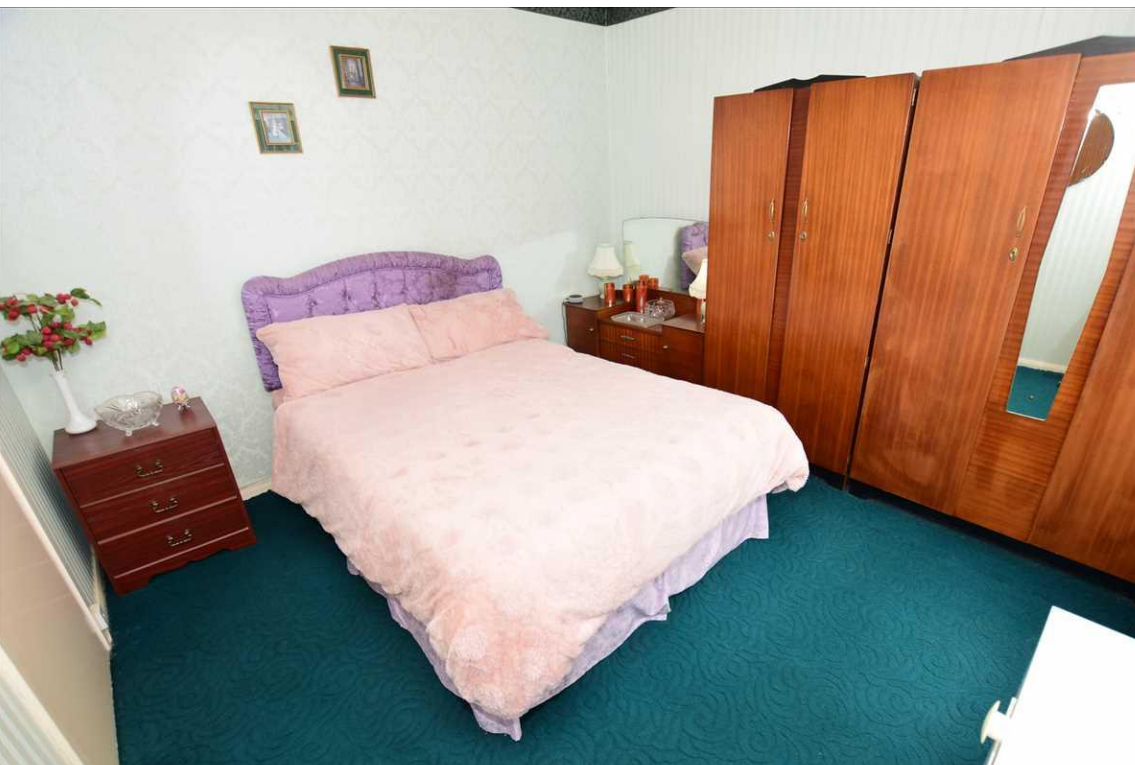
## KEY FEATURES

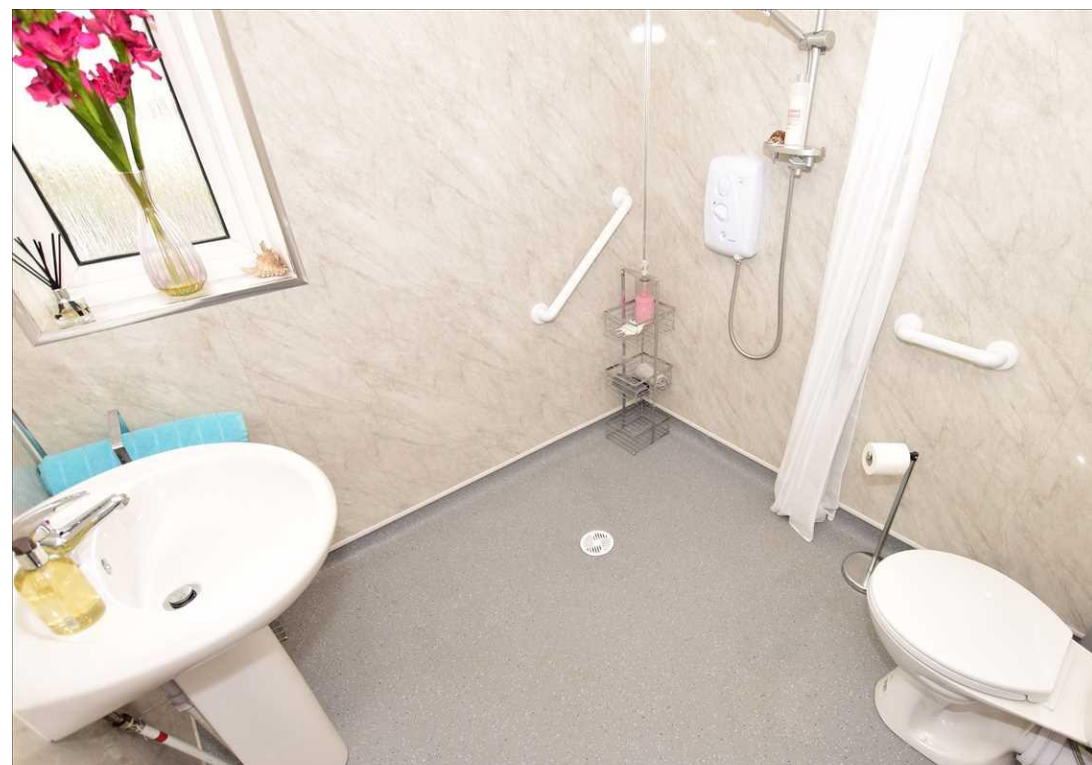
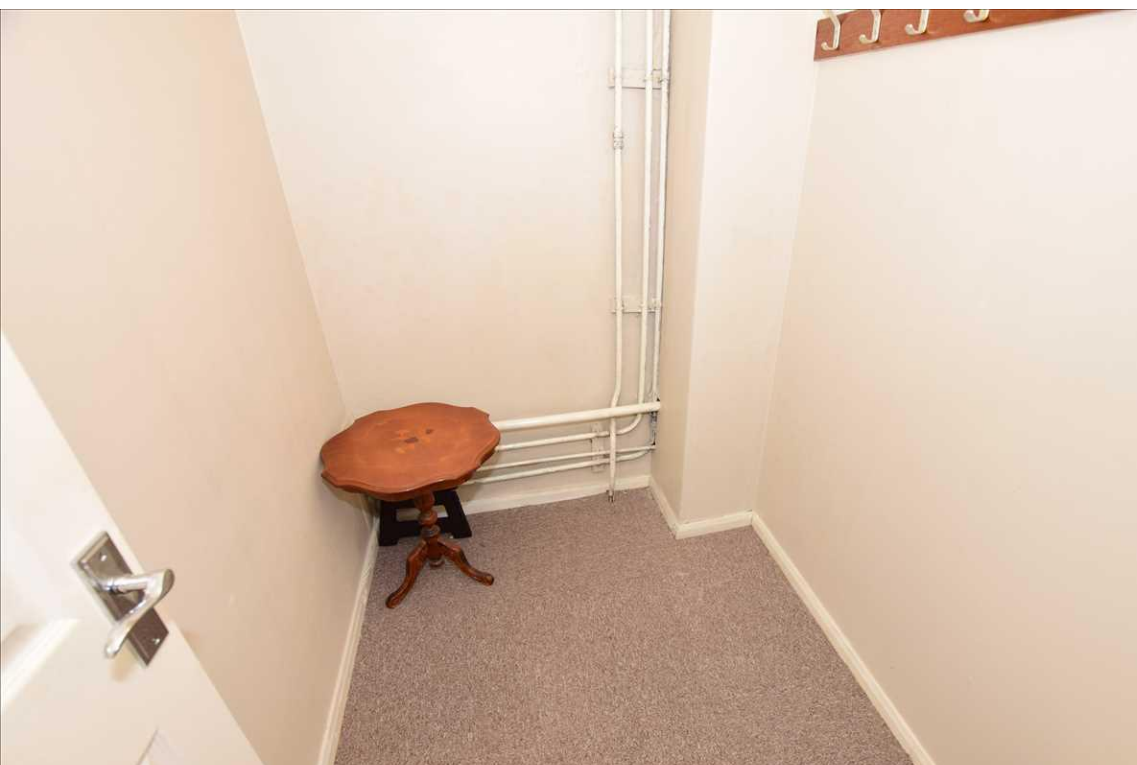
- Lovely end terraced home in desirable location
- Bright lounge with feature fireplace
- Separate dining room
- Good sized kitchen with white wall and floor units and tiled splashback
- 'wet-room' style shower room on the first floor, plus downstairs WC
- 3 double bedrooms
- Good storage, plus an additional box room / large store on ground floor
- Driveway and detached garage to front. Low maintenance, enclosed rear garden
- Close to Bellshill town centre and train station. Easy access to the M8 and M74 motorways
- COUNCIL TAX BAND: B EPC RATING: D



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## Newrose Avenue, Bellshill, ML4 1NY

Move On are delighted to present to the market this lovely 3 bedroom end terraced home in Bellshill - Newrose Avenue.

The accommodation features: a welcoming entrance hallway; bright lounge with feature wall decor, grey carpeted flooring and fireplace; separate dining room; good sized kitchen with white wall and floor units, vinyl flooring and tiled splashback; convenient downstairs WC; additional box room on the ground floor which is currently used as a large store but could also be a small home office; 3 double bedrooms on the first floor; and a 'wet-room' style shower room finished with wet-wall panelling. The property also has electric heating and double glazing.

Externally, there is an enclosed rear garden which is mostly laid with paving slabs for easy maintenance; the front garden has a mixture of plants, shrubs and trees; and there is a driveway which leads to the detached single garage.

Newrose Avenue is a quiet cul-de-sac located in a sought after and quiet residential area of Bellshill, but still within a 10 minute walk from the town centre which has a variety of supermarkets, shops, restaurants, bars and leisure facilities. Bellshill also has its own golf course and access to Strathclyde Country Park. For anyone commuting, the train station is on the main Glasgow to Edinburgh line, and you can access the M74 and M8 within a few minutes' drive.

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## ROOM MEASUREMENTS

Lounge: 4.60m (15' 1") x 3.20m (10' 6")

Dining Room: 3.10m (10' 2") x 3.00m (9' 10")

Kitchen: 3.20m (10' 6") x 3.00m (9' 10")

Downstairs WC: 2.10m (6' 11") x 1.39m (4' 7")

Bedroom 1: 4.29m (14' 1") x 3.20m (10' 6")

Bedroom 2: 3.40m (11' 2") x 3.20m (10' 6")

Bedroom 3: 3.40m (11' 2") x 2.45m (8' 0")

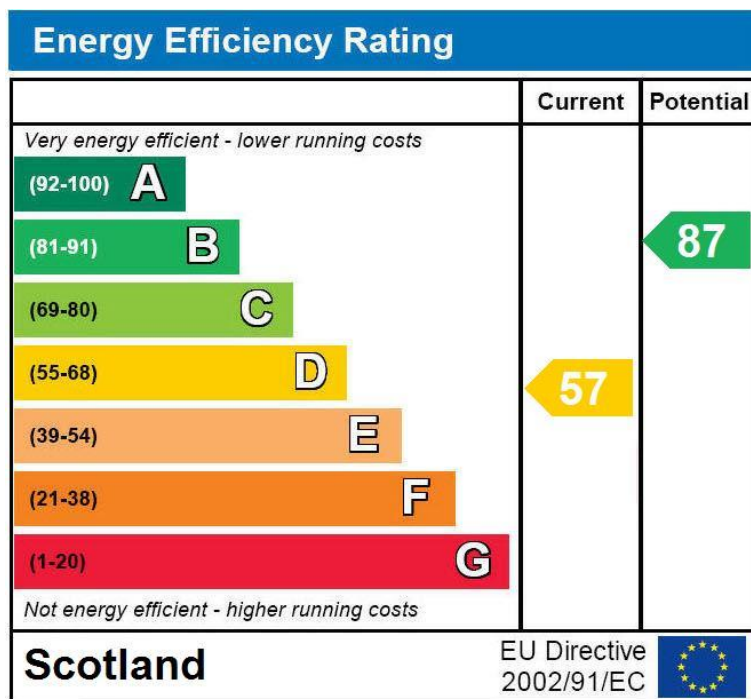
Box Room/Storage: 2.10m (6' 11") x 0.80m (2' 7")

Shower Room: 2.10m (6' 11") x 2.00m (6' 7")



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.



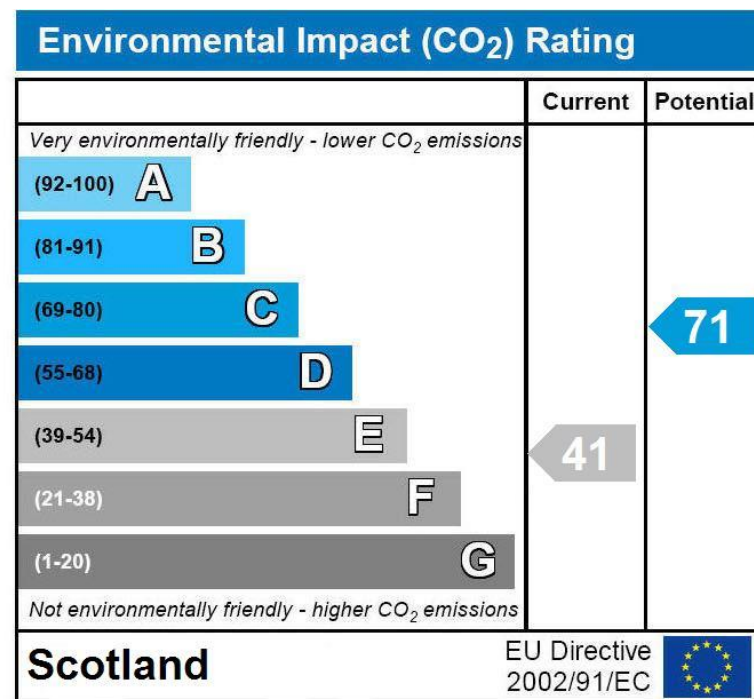


### Energy Efficiency Rating

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 D (57)**. 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 E (41)**. 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.

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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)

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