



Rowan Court,
Netherton, Wishaw, ML2 0AF

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Netherton
Wishaw
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End Terrace

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

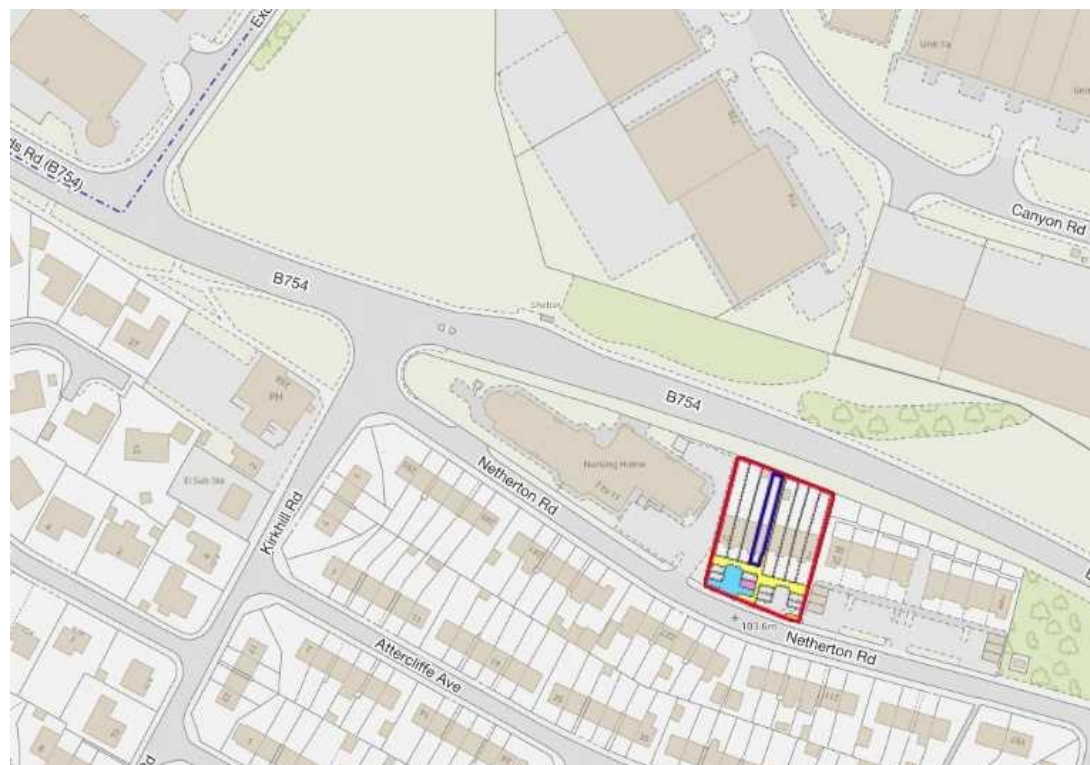
- Well presented end terraced home in walk-in condition
- Bright, front facing lounge with laminate flooring
- Modern kitchen with white wall and floor units, integrated appliance and contrasting grey worktops
- 2 double bedrooms, both with fitted mirrored wardrobes
- Fully tiled bathroom suite with a shower over the bath
- New gas boiler installed in 2023 with remaining warranty
- Good sized rear garden with decked patio area. Allocated residents parking to the front
- Close to both Motherwell and Wishaw town centres, as well as Wishaw, Airbles and Motherwell train stations
- Handy for public transport links and easy access to the M8 and M74 motorways
- COUNCIL TAX BAND: C - EPC RATING:C



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Rowan Court, Netherton, Wishaw, ML2 0AF

Move On are delighted to present to the market this lovely 2 bedroom end terraced home in Netherton, Wishaw - Rowan Court.

The accommodation features: A bright, front facing lounge with tasteful, neutral decor and laminate flooring; a modern kitchen with white high gloss handle-less wall and floor units, contrasting grey worktops, integrated appliances, tiled splashback, and contrasting grey worktops & flooring; 2 double bedrooms on the first floor, both of which have fitted wardrobes; and a fully tiled bathroom suite finished in black and white with a shower over the bath. There is gas central heating with a new boiler fitted late in 2023 and still with a remaining warranty, and double glazing.

Externally there is a fully enclosed and good sized rear garden which has a paved patio area, decorative chipped stone pathway, garden shed and a 2nd patio with wooden decking. To the front is a small, low maintenance garden and private allocated parking for residents and guests.

Rowan Court is located just off Netherton Road, in the Netherton area of Wishaw with local schools and amenities within walking distance for day-to-day essentials, and just outside both Motherwell and Wishaw town centres which have a fantastic selection of local retailers, shops, bars, restaurants and major supermarkets. Both Netherton and Wishaw are well placed for public transport links by both bus and rail, with Wishaw train Station as well as Motherwell and Airbles nearby. For those commuting by car, the M8, and M74 are within a few minutes' drive.

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ROOM MEASUREMENTS

Lounge: 6.29m (20' 8") x 3.60m (11' 10")

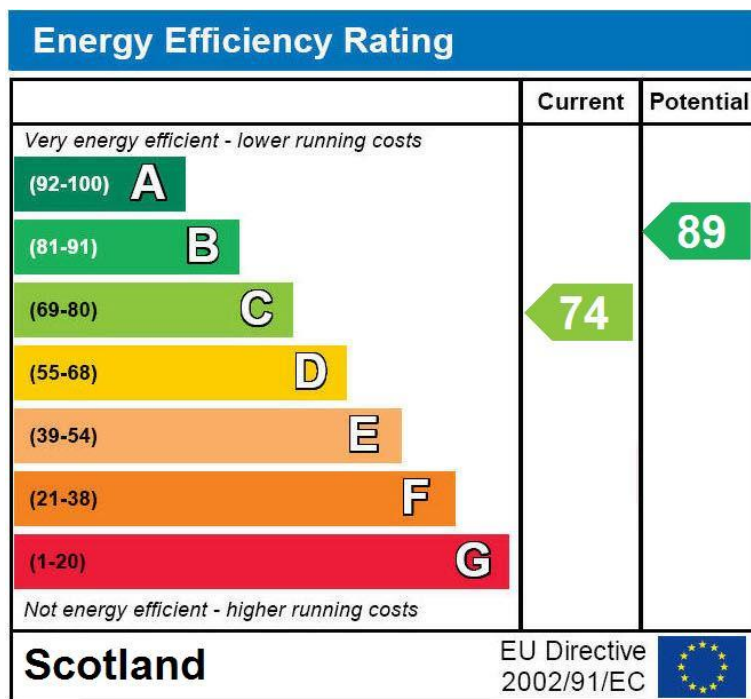
Kitchen: 3.60m (11' 10") x 2.80m (9' 2")

Bedroom 1: 3.60m (11' 10") x 3.00m (9' 10")

Bedroom 2: 3.60m (11' 10") x 2.70m (8' 10")



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.

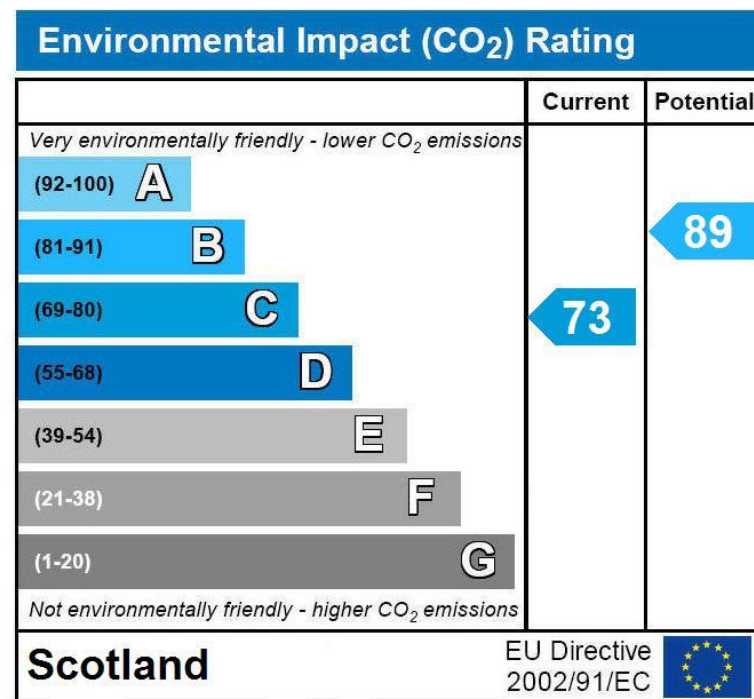


Energy Efficiency Rating

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 (74)**. 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 (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) 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.

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