



Brock Place

Ravenscraig, Motherwell, ML1 1AH

move  on

Brock Place
Motherwell
ML1 1AH

Semi

3 Bedrooms
1 Reception
3 Bathrooms



move 
www.moveonhomes.co.uk

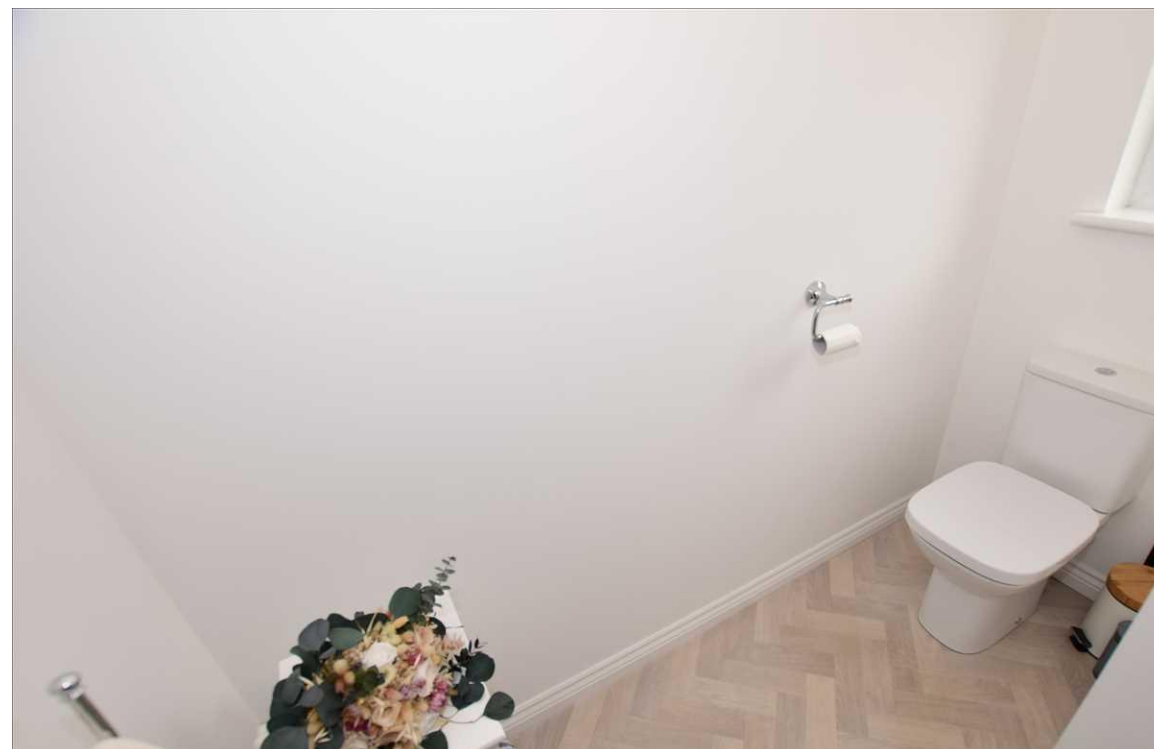
01698 757 125

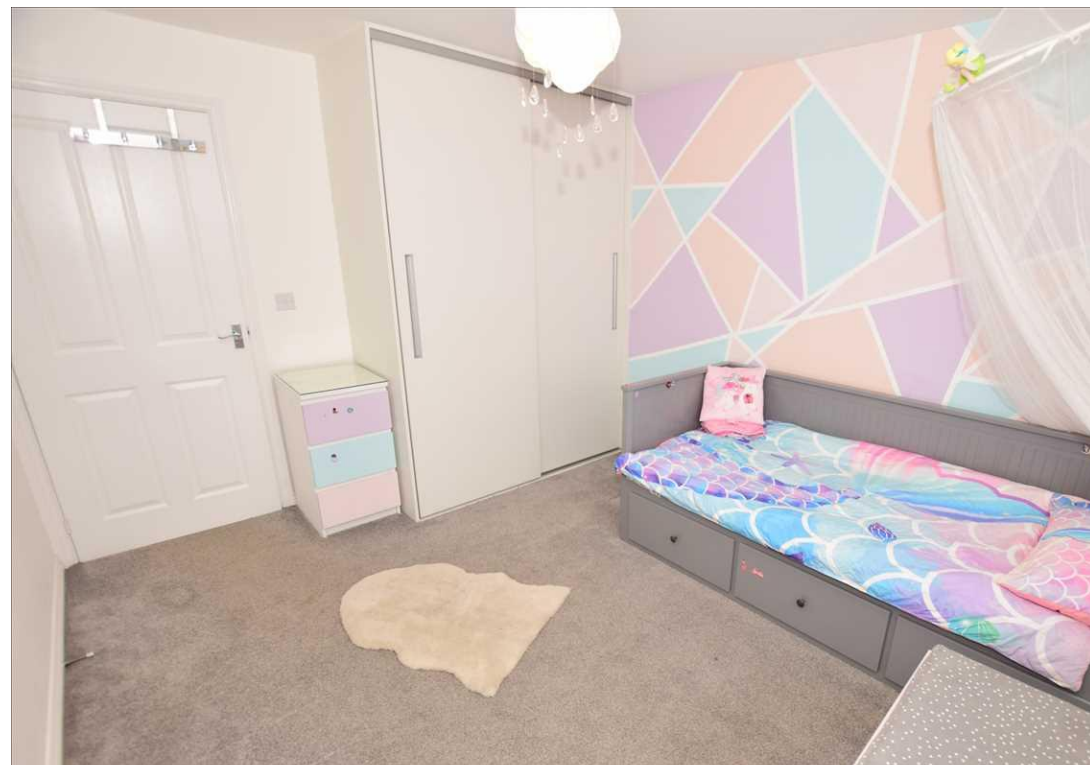
KEY FEATURES

- Beautifully presented larger style semi-detached home
- Spacious lounge and open plan dining room with laminate flooring, neutral decor and french doors leading to the rear garden
- Modern kitchen with grey high gloss wall and floor units, integrated appliances and space for dining
- 3 double bedrooms, with fitted wardobes in the main bedroom
- Family bathroom suite on the first floor + ensuite shower room in bedroom 1 + convenient downstairs WC
- 2 car monoblock driveway leads to the integral garage
- Fully enclosed & recently landscaped rear garden with paved patio area and artificial grass
- Situated in the Ravens Cliff development at Ravenscraig, just outside Motherwell town centre.
- Close to Motherwell and Carfin Train Stations. Easy access to M74 and M8 motorways
- COUNCIL TAX BAND:E - EPC RATING: C

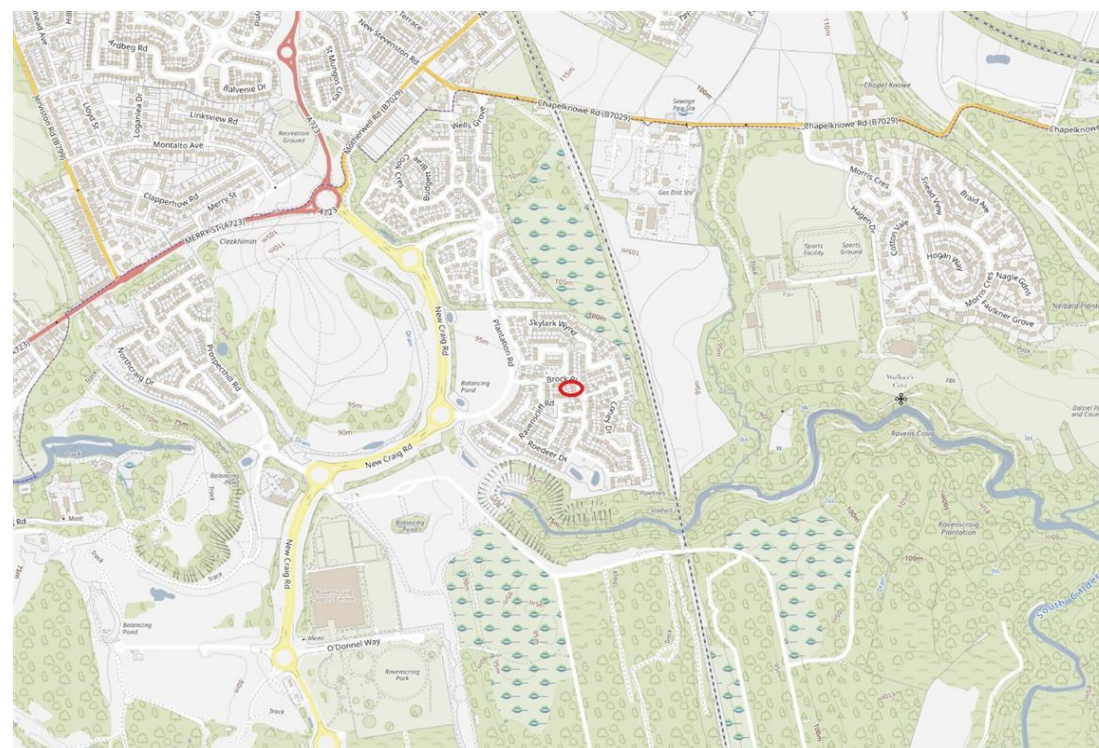
move on

www.moveonhomes.co.uk









Brock Place, Motherwell, ML1 1AH

Move On are delighted to present to the market this larger style, 3 bedroom semi-detached home in Ravensraig, Motherwell - Brock Place.

This gorgeous modern home is finished to a high standard and is in walk in condition. The accommodation features: a spacious lounge and open plan dining room with grey laminate flooring, neutral decor and french doors leading to the rear garden; Impressive kitchen with grey high gloss wall and floor units, contrasting worktops, integrated appliances, tiled floor and space for dining; convenient downstairs WC; 3 double bedrooms on the first floor, with fitted wardrobes and an ensuite shower room in the main bedroom; and a family bathroom suite. There is gas central heating and double glazing.

Externally, there is a small lawn area and 2 car monoblock driveway to the front which leads to the integral garage; and the rear garden is fully enclosed, recently landscaped with artificial grass and has a paved patio area.

Brock Place is located within a desirable modern development at Ravensraig, just outside Motherwell town centre. There are lots of amenities in the area including the Ravensraig Regionals Sports Facility, Strathclyde Country Park, Bell Quadrant Shopping centre at Carfin, and town centres at Motherwell and Wishaw which have a large selection and variety of shops, bars, restaurants, and all the major supermarkets. For those commuting by car, the M74 and M8 motorways are within easy reach, and for those travelling by train both Motherwell and Carfin train stations are close by.

move  on

ROOM MEASUREMENTS

Lounge: 5.40m (17' 9") x 3.80m (12' 6")

Kitchen: 3.50m (11' 6") x 2.90m (9' 6")

Downstairs WC: 2.40m (7' 10") x 1.83m (6' 0")

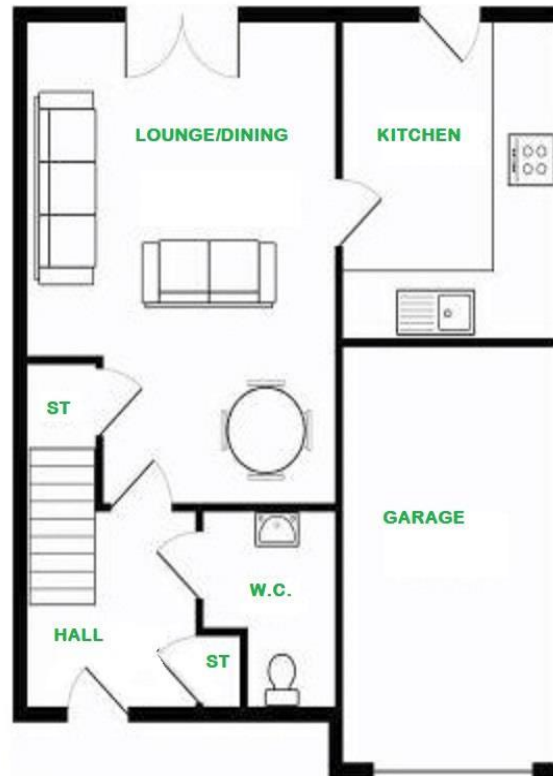
Bedroom 1: 3.70m (12' 2") x 3.61m (11' 10")

Ensuite: 2.43m (8' 0") x 1.90m (6' 3")

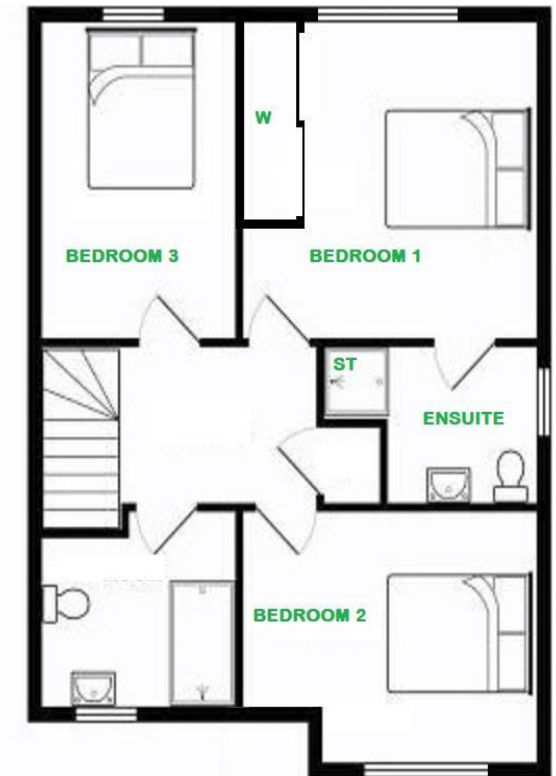
Bedroom 2: 3.70m (12' 2") x 3.00m (9' 10")

Bedroom 3: 3.78m (12' 5") x 3.07m (10' 1")

Bathroom: 2.83m (9' 3") x 2.20m (7' 3")



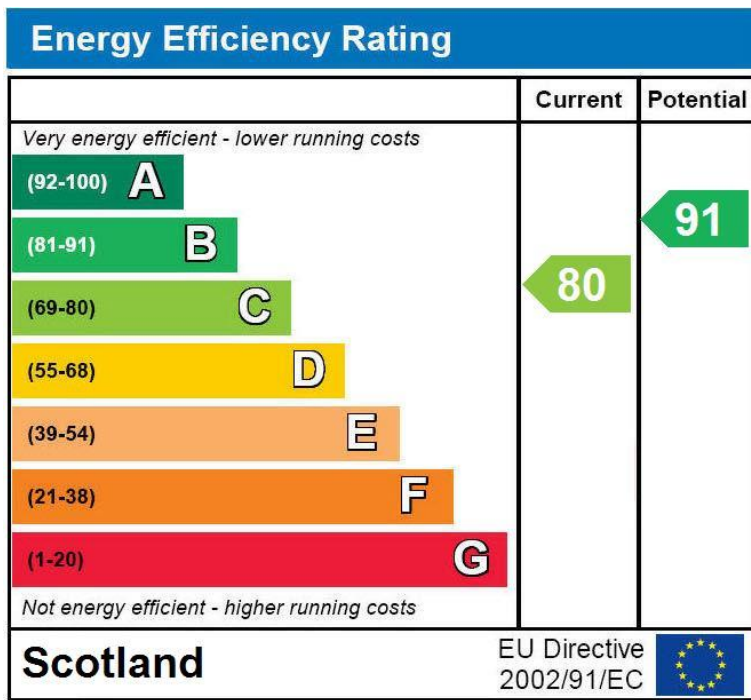
GROUND FLOOR



FIRST FLOOR

Floorplans are indicative only - NOT TO SCALE

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.

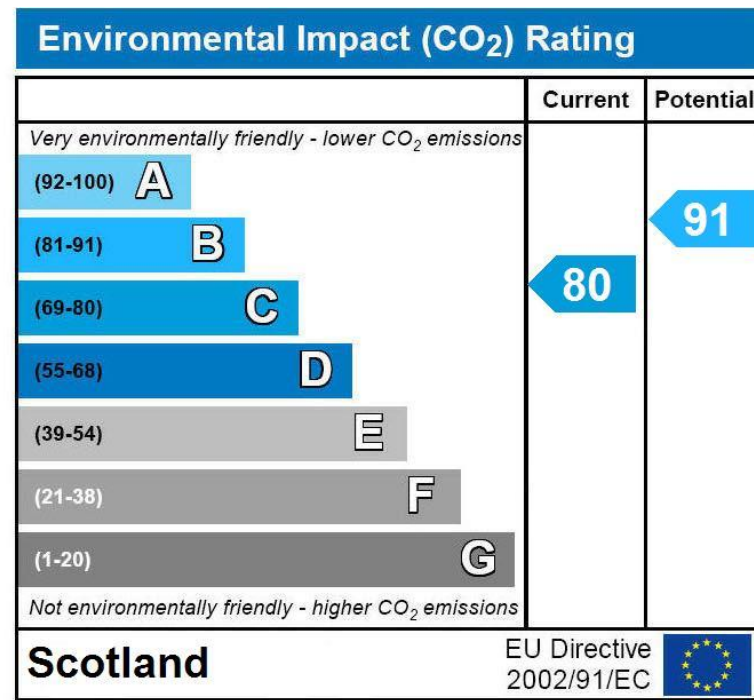


Energy Efficiency Rating

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 (80)**. 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 (80)**. 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

WEB : www.moveonhomes.co.uk

01698 757 125

 facebook.com/moveonhomes