



**Airbles Crescent**  
Motherwell, ML1 3AP

**move**  **on**



Airbles Crescent  
Motherwell  
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Semi-detached

3 Bedrooms  
2 Reception  
2 Bathroom



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## KEY FEATURES

- Extended semi-detached home in desirable location
- Impressive open plan lounge and dining room with feature fireplace and wood-burner
- Extended kitchen with white wall and floor units and space for dining
- 2 double bedrooms on the first floor + 1 bedroom on the ground floor which has an ensuite shower room
- Tiled bathroom suite
- Monoblock driveway for 3-4 cars leading to a detached garage
- Mature, fully enclosed and private rear garden
- Close to Motherwell town centre, shops, bars, restaurants and supermarkets; and in the catchment area for desirable schools
- Easy access to M74 and M8 motorways
- COUNCIL TAX BAND: D - EPC RATING: C

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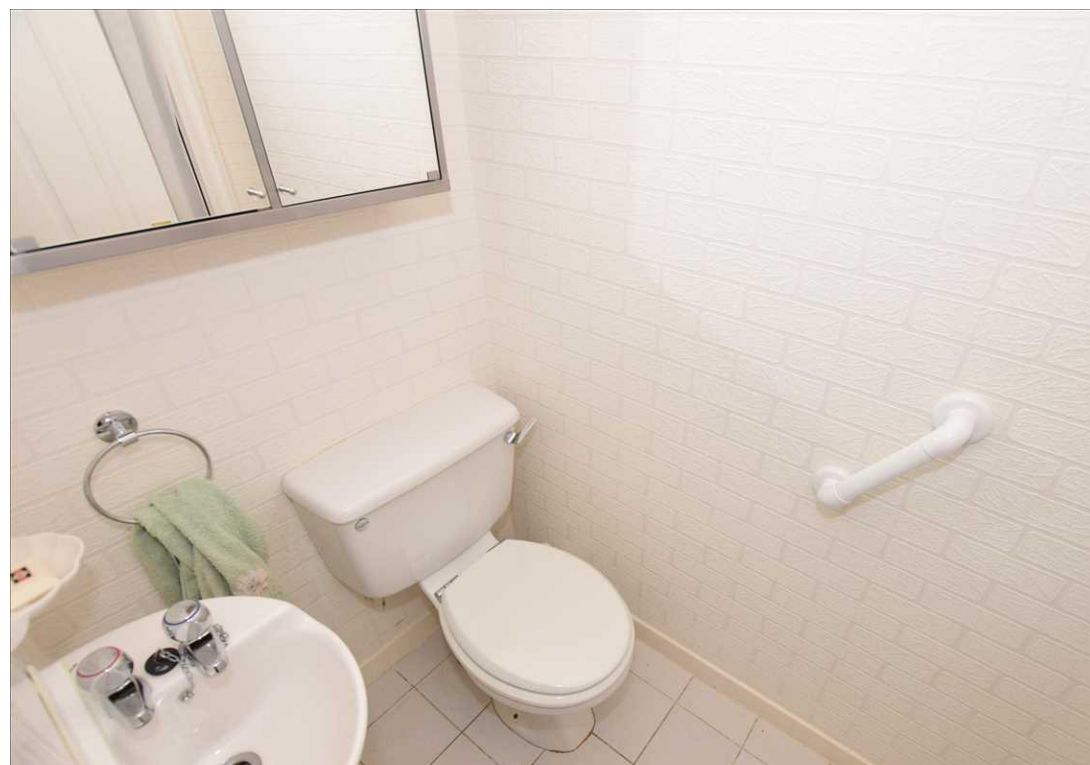
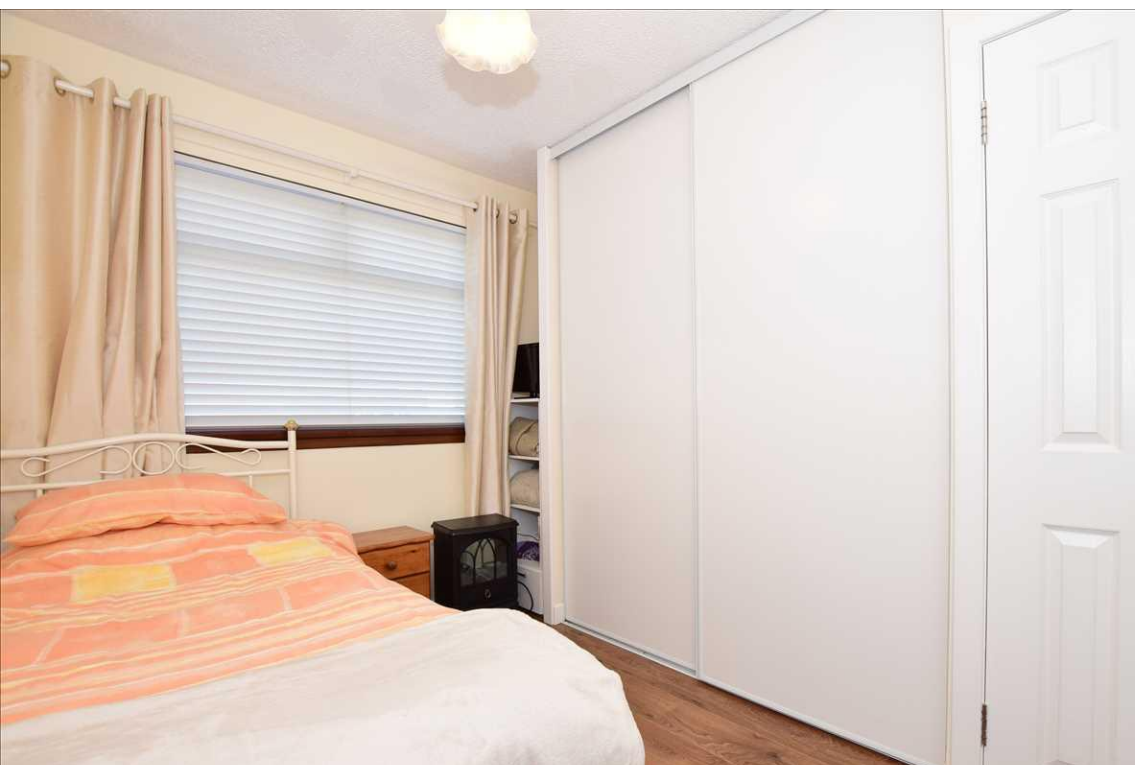
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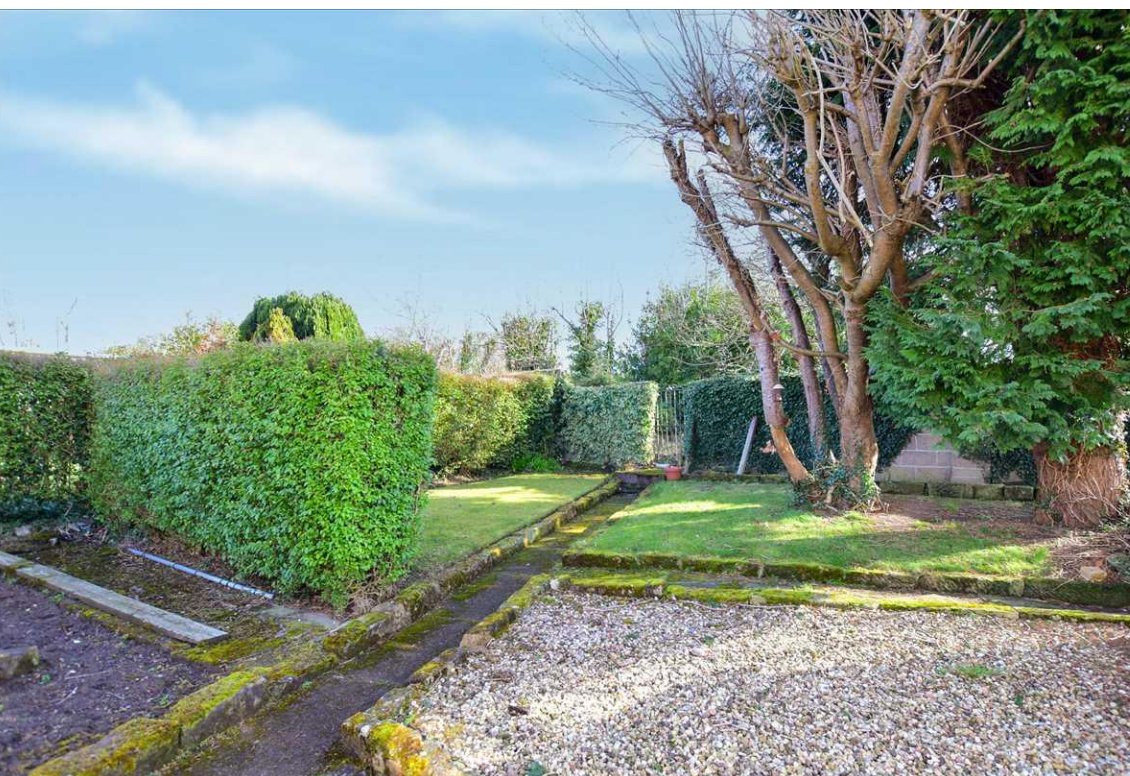














## Airbles Crescent, Motherwell, ML1 3AP

Move On are delighted to present to the market this extended 3 bedroom, semi-detached home in Motherwell - Airbles Crescent.

This lovely home features an impressive and spacious open plan living and dining room, with a full length lounge area, feature fireplace, wood burner, and laminate flooring; an extended kitchen with white wall and floor units, contrasting black worktops and breakfasting area; 2 large double bedrooms on the first floor with storage; 3rd bedroom on the ground floor which also benefits from an ensuite shower room and fitted wardrobes; and a stylish bathroom suite with which is fully tiled. There is gas central heating and double glazing.

Externally there is a fully enclosed, mature garden to the rear, with lawn, shrubs, trees and a wooden playhouse; and to the front is a monoblock driveway suitable for parking 3-4 cars which leads to a detached garage.

Airbles Crescent is a quiet and sought after location, just off Airbles Road in Motherwell and within easy reach of Motherwell town centre, shops, bars, restaurants and supermarkets, as well as being in the catchment area for the desirable schools in the area. For those commuting, there are public transport links nearby including Motherwell and Airbles Train Stations; and the M74 and M8 motorways are just a few moments drive.



## ROOM MEASUREMENTS

Lounge / Dining: 6.30m (20' 8") x 5.20m (17' 1")

Kitchen: 4.80m (15' 9") x 2.90m (9' 6")

Bedroom 1: 4.60m (15' 1") x 3.60m (11' 10")

Bedroom 2: 3.70m (12' 2") x 3.50m (11' 6")

Bedroom 3: 3.50m (11' 6") x 2.90m (9' 6")

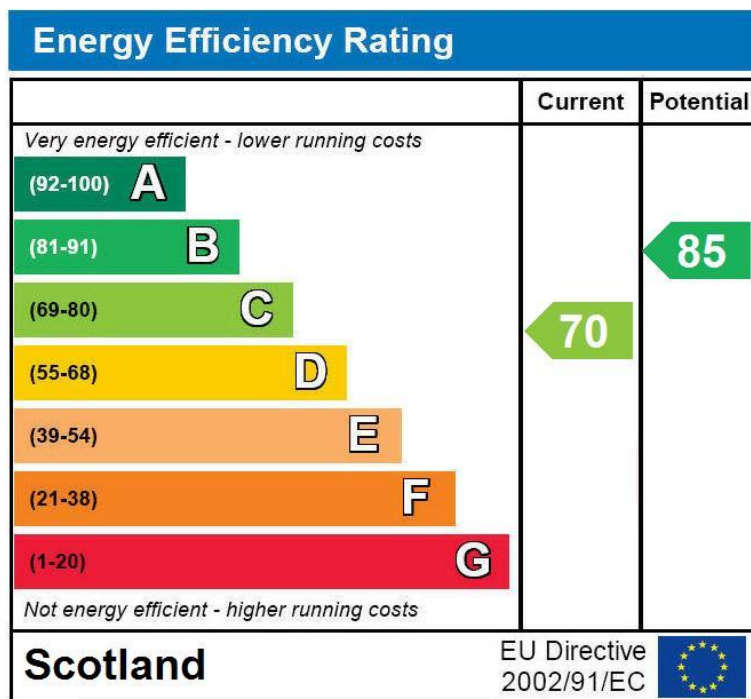
Ensuite: 2.90m (9' 6") x 1.10m (3' 7")

Family bathroom: 2.80m (9' 2") x 1.75m (5' 9")



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.



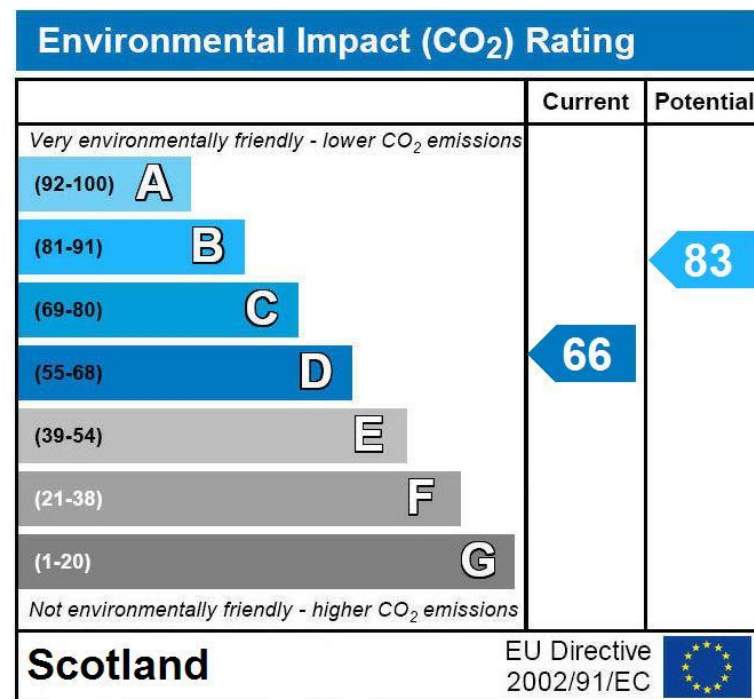


### Energy Efficiency Rating

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 (70)**. 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 D (66)**. 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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