



Woodhead Green
Hamilton, ML3 8TW

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Mid-Terraced

3 Bedrooms
1 Reception
Dining Kitchen
1 Bathroom



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KEY FEATURES

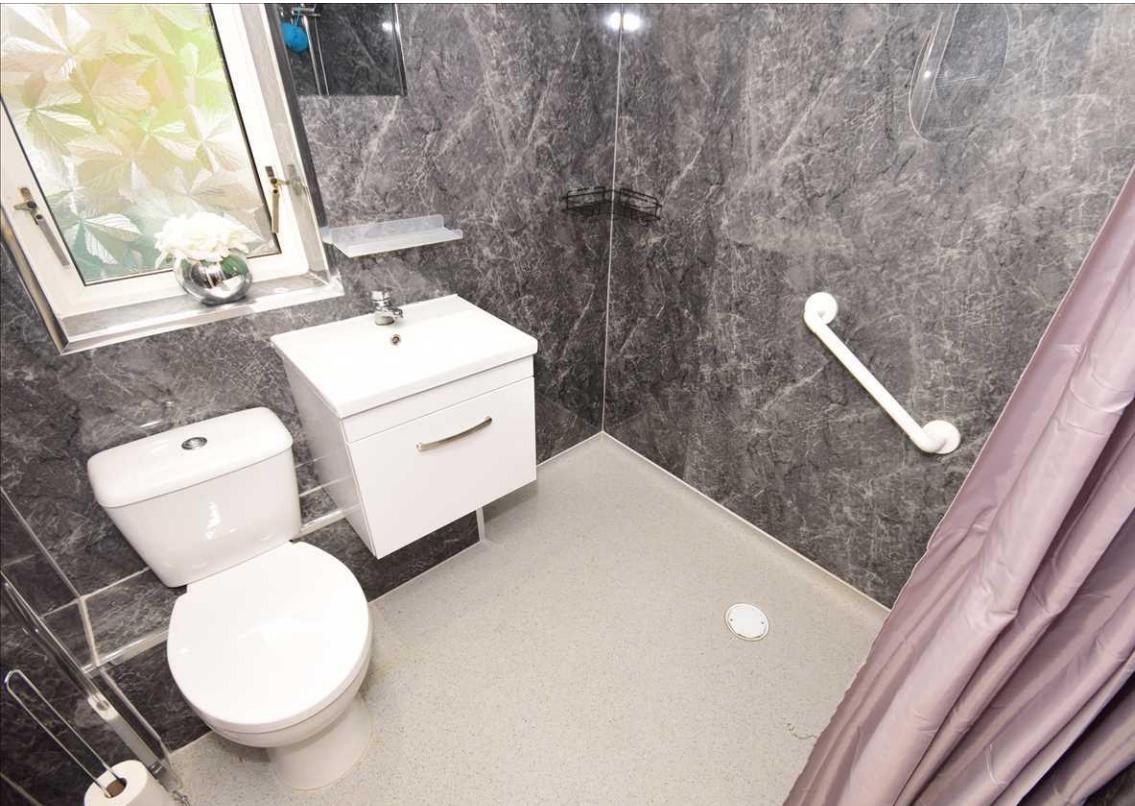
- Mid-terraced home in a popular location
- Bright lounge with walnut-oak coloured flooring, neutral decor and feature fireplace
- Spacious dining kitchen
- 3 bedrooms on the first floor with fitted wardrobes in the main bedroom and a large storage cupboard in bedroom 3
- Modern shower room finished with grey marble-effect wet wall panelling
- Large walk in store cupboard on the ground floor
- Enclosed rear garden with monoblock patio area. Parking for residents and guests
- Close to local amenities and schools
- Easy access to M74 motorway and East Kilbride Expressway A725
- COUNCIL TAX BAND: B - EPC RATING: C



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Woodhead Green, Hamilton, ML3 8TW

Move On are delighted to present to the market this 3 bedroom mid-terraced home in Hamilton - Woodhead Green.

The accommodation features: A welcoming entrance hallway; bright lounge with walnut-oak coloured laminate flooring, feature fireplace, neutral decor and double glass doors leading to the dining kitchen; 3 bedrooms on the first floor; and a modern shower room finished with grey marble-effect wet-wall panelling. There is gas central heating and double glazing.

Externally there is a low maintenance front garden with chipped paving stones; a fully enclosed rear garden which has a monoblocked patio area; and there is parking for residents and guests.

Woodhead green is a popular location in Hamilton, just outside the town centre. Hamilton is well served for retail and leisure facilities including several retail parks, the Regent Shopping centre, Hamilton Palace Grounds, Vue cinema, various gyms and health suites, golf courses, tennis and rugby clubs, Hamilton Park races, Chatelherault and Strathclyde Country Park. Train Stations are located in Hamilton Central and Hamilton West with frequent services to Glasgow, Hamilton Bus Station connects many cities around the country, and for those commuting by car both the M8 and M74 motorways are easily accessible.



ROOM MEASUREMENTS

Lounge: 4.96m (16' 3") x 3.18m (10' 5")

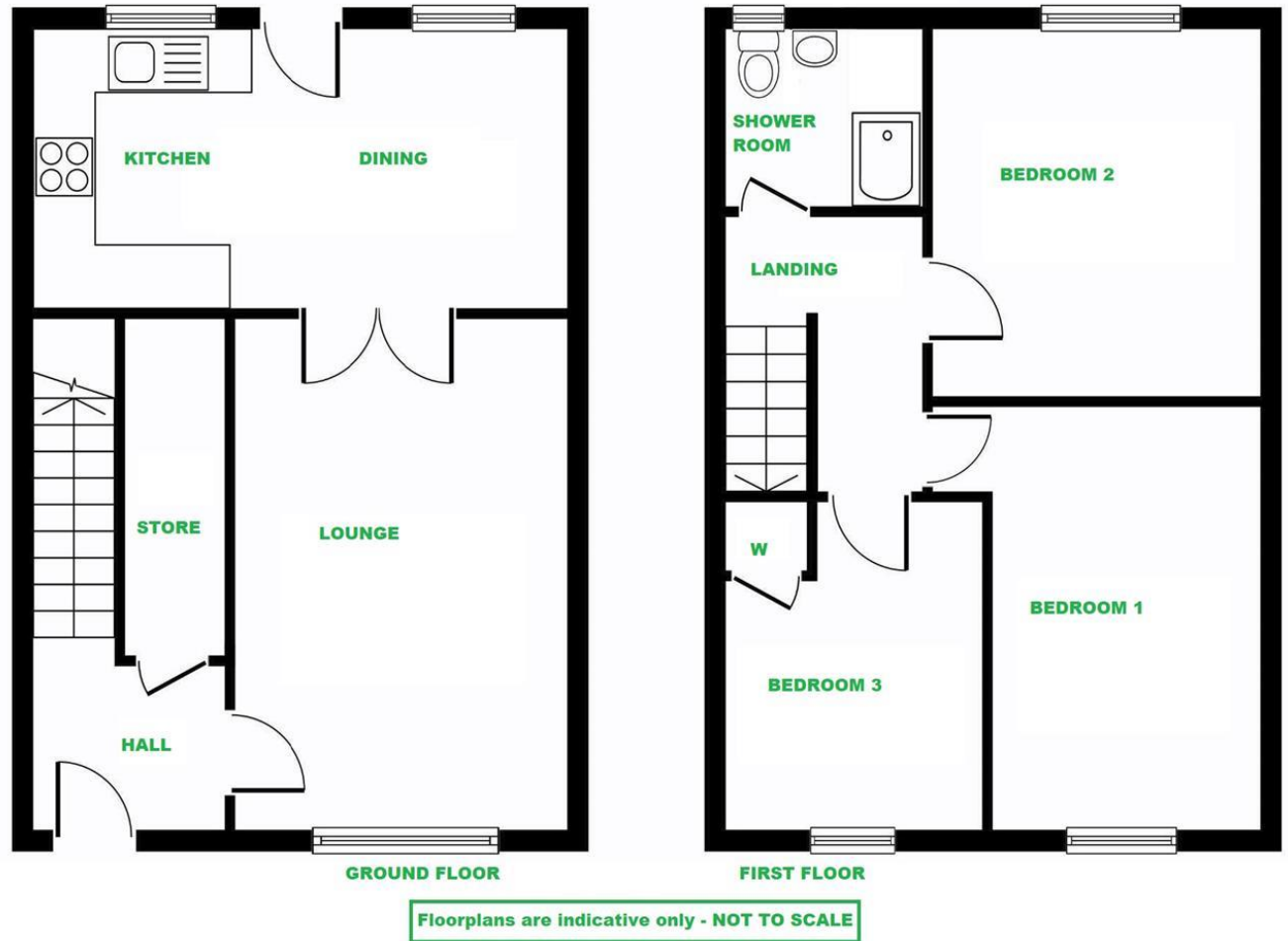
Kitchen / Dining: 5.19m (17' 0") x 2.84m (9' 4")

Bedroom 1: 4.01m (13' 2") x 3.25m (10' 8")

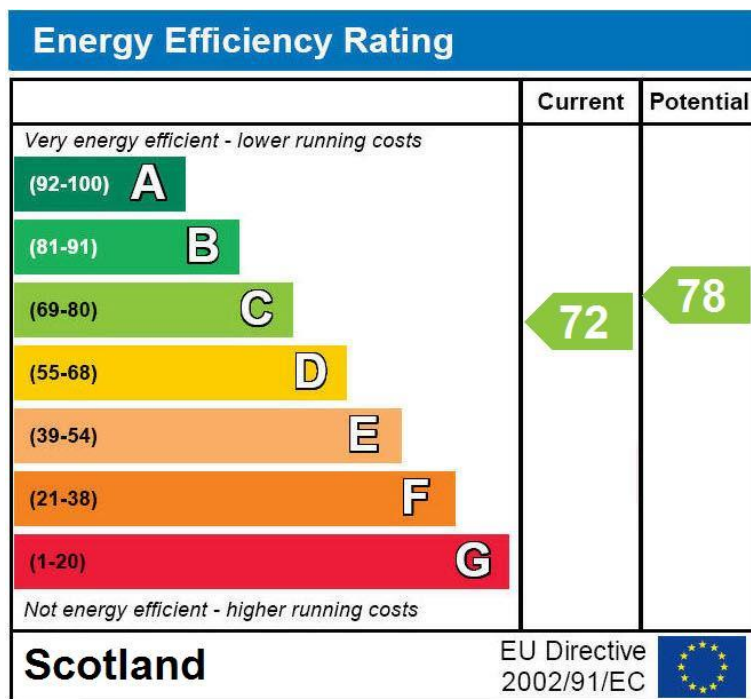
Bedroom 2: 3.47m (11' 5") x 3.25m (10' 8")

Bedroom 3: 3.25m (10' 8") x 2.50m (8' 2")

Shower Room: 1.91m (6' 3") x 1.83m (6' 0")



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.

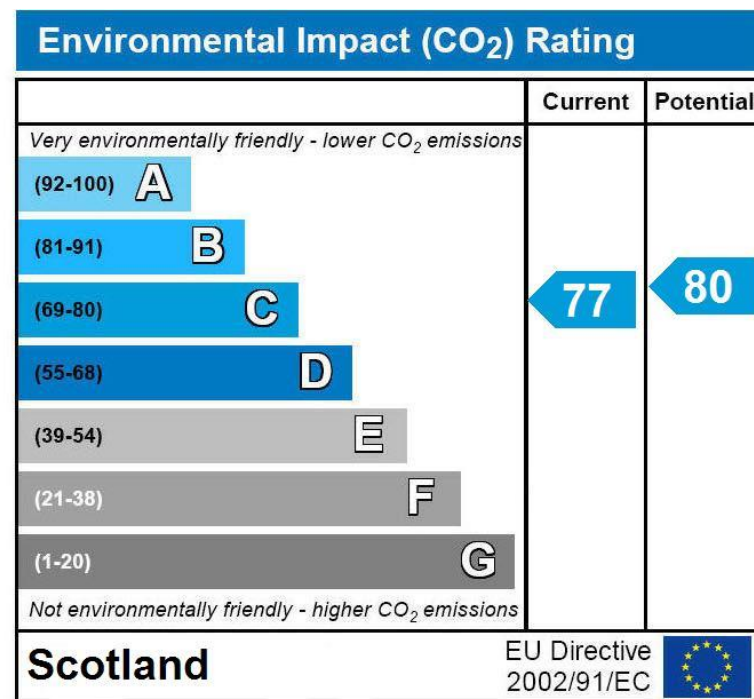


Energy Efficiency Rating

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 (72)**. 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 (77)**. 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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