



Adam Street

Torrance Park, Newarthill, Motherwell, ML1 5WF

move  **on**

Adam Street
Newarthill
ML1 5WF

End Terrace

3 Bedrooms
1 Reception
2 Bathrooms



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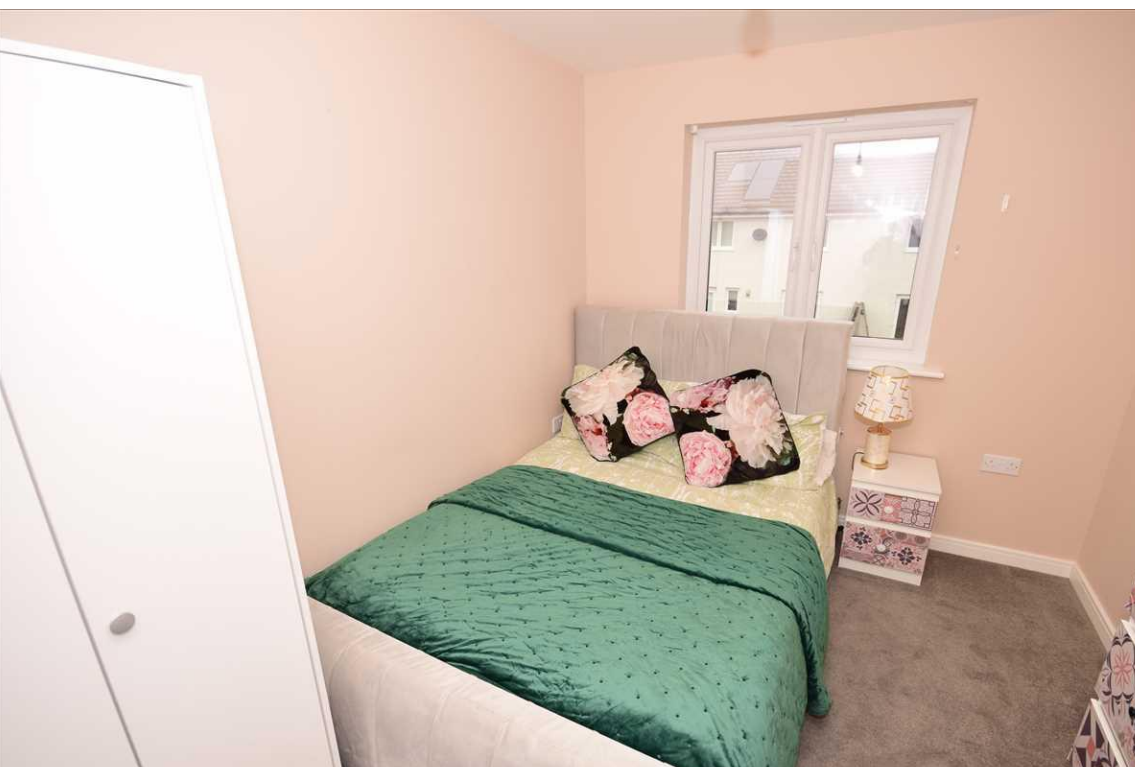
KEY FEATURES

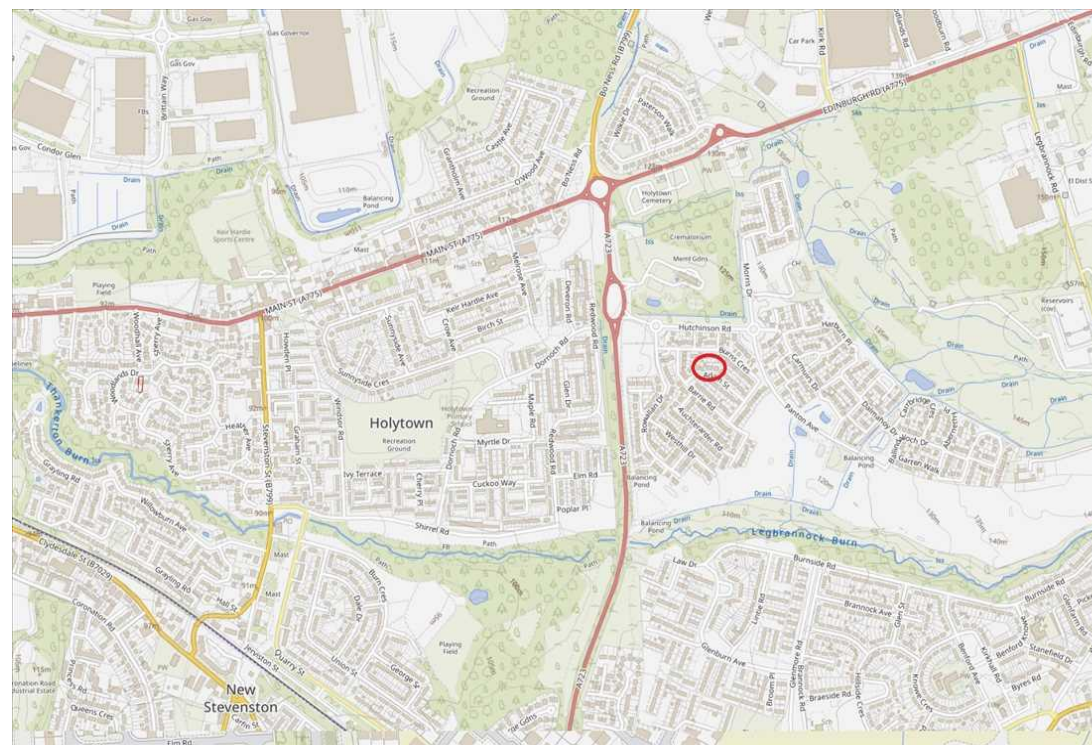
- Beautifully presented end terraced home
- Bright, full width, rear facing lounge with neutral decor and french doors leading out to the rear garden
- Modern kitchen with matt grey wall and floor units and white worktops
- Main bathroom suite on the first floor + downstairs WC
- 3 bedrooms, with fitted wardrobes in the main bedroom
- Enclosed rear garden, mostly laid to lawn
- 2 car monoblock driveway to the front
- Located in the popular Torrance Park development, close to local amenities, schools, transport links, Carfin and Holytown train stations
- Easy access to the M8 and M74 motorways
- EPC RATING:B - COUNCIL TAX BAND C



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Adam Street, Newarthill, ML1 5WF

Move On are delighted to present to the market this lovely 3 bedroom end-terraced home in Newarthill - Adam Street.

This fantastic home is in "as-new" condition, and just ready to put your furniture down! The accommodation features: A welcoming entrance hallway; full-width rear facing lounge with neutral decor, carpeted flooring and french doors leading out to the rear garden; modern kitchen with matt grey wall and floor units and white worktops; convenient downstairs WC; 3 bedrooms on the first floor, with the main bedroom benefiting from fitted wardrobes; and a partially tiled bathroom suite. There is gas central heating and double glazing.

Externally, there is a fully enclosed rear garden which is mostly laid to lawn; and to the front is a 2 car monoblock driveway.

Adam Street is located in the new Torrance Park development in Newarthill, close to Holytown, just outside Motherwell. There are a range of local amenities for day to day shopping nearby in both Newarthill and Holytown, as well as schools, nurseries, and train stations at Carfin and Holytown connecting Glasgow and Edinburgh. For those commuting by car, the M8 and M74 motorways are just a few minutes drive. Nearby larger towns include Motherwell, Airdrie, Coatbridge, Bellshill, Wishaw and Hamilton.



ROOM MEASUREMENTS

Lounge:
4.58m (15' 0") x 4.20m (13' 9")

Kitchen:
2.70m (8' 10") x 2.40m (7' 10")

Downstairs WC:
2.40m (7' 10") x 1.18m (3' 10")

Bedroom 1:
4.58m (15' 0") x 3.80m (12' 6")

Bedroom 2:
3.30m (10' 10") x 2.60m (8' 6")

Bathroom:
2.60m (8' 6") x 1.85m (6' 1")



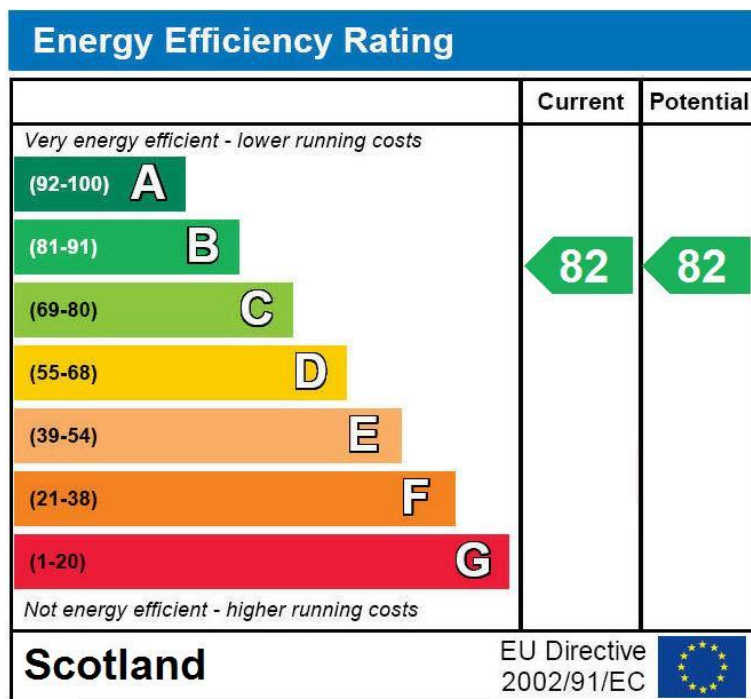
GROUND FLOOR



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.

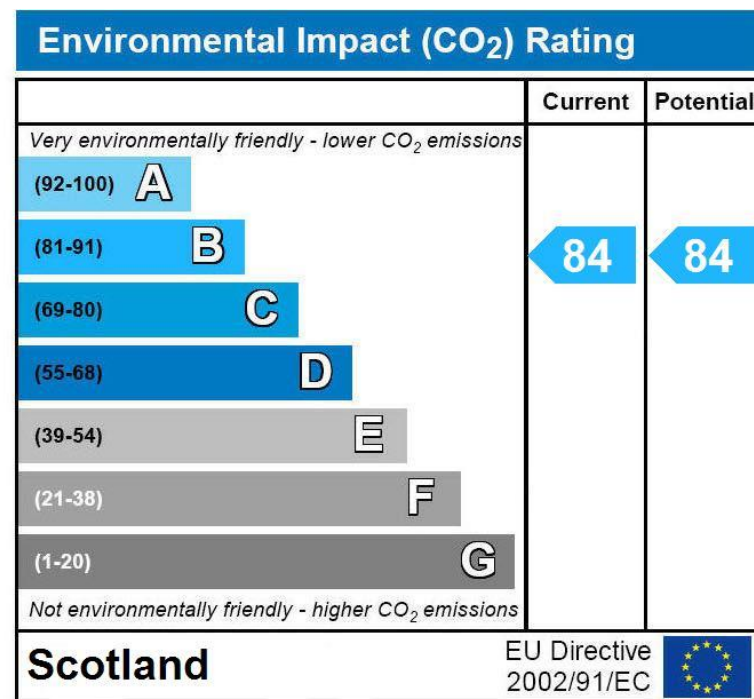


Energy Efficiency Rating

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 B (82)**. 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 B (84)**. 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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