



Offers over £150,000  
Church Avenue, Newmains



 **3**  
Bedrooms

 **1**  
Bathroom

166 Merry Street, Motherwell, ML1 1NA | [info@moveonhomes.co.uk](mailto:info@moveonhomes.co.uk)

01698 757125





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Located in Newmains, this 3 bedroom semi-detached house offers a versatile living space over 2 floors with the lounge, kitchen, shower room and 2 double bedrooms on the ground floor plus a 3rd bedroom upstairs.

We are delighted to present to the market this 3 bedroom semi-detached cottage in Newmains - Church Avenue.

This property has flexible living accommodation over 2 levels, and is a great opportunity for someone to put their own stamp and decorative touches on a property requiring some cosmetic upgrading. There is a rear facing lounge with a feature fireplace; a good sized kitchen, shower room and 2 bedrooms on the ground floor which could alternatively be used as a 2nd lounge, dining or games room; and a 3rd bedroom on the upper floor. The property may also suit those requiring most of the living accommodation on the ground floor.

Outside, the rear garden has a large lawn area, is surrounded by mature trees and shrubs, providing privacy and a touch of nature. A driveway leads to a detached garage offering convenient parking options.

Situated in a quiet and desirable cul-de-sac in Newmains, the property is within reach of local amenities and services. The area is well-connected by road, making it accessible for commuting to nearby towns and cities, with easy access to the M8 and M74 motorways

**Living room /dining** 4.19m x 3.73m (13' 9" x 12' 3")

**Kitchen** 3.95m x 3.00m (13' x 9' 10")

**Shower room** 2.62m x 1.26m (8' 7" x 4' 2")

**Bedroom 1** 3.95m x 3.70m (13' x 12' 2")

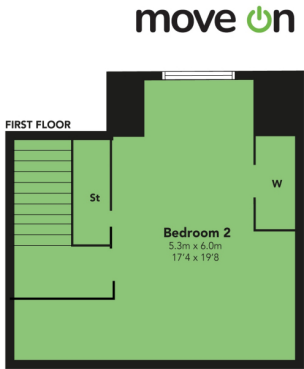
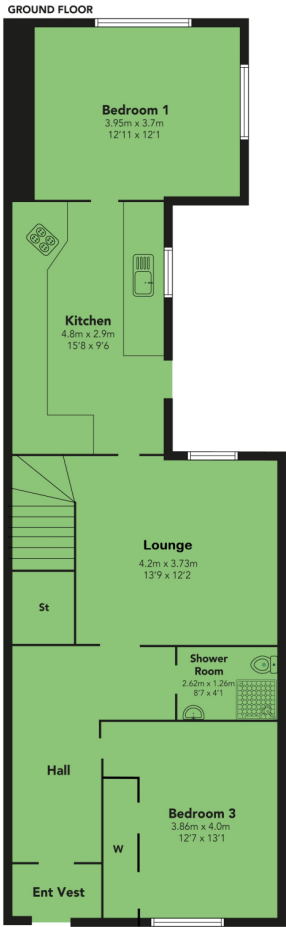
**Bedroom 2** 6.00m x 5.00m (19' 8" x 16' 5")

**Bedroom 3 or dining** 4.00m x 3.86m (13' 1" x 12' 8")



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Floorplans are indicative only - not to scale

