



4 McPhail Avenue, Newarthill, ML1 5TS
Offers over £218,000

RE/MAX Property

Fantastic Four Bedroom Property With Family Room, Newly Fitted Bathrooms & Large Rear Garden!

This is a rarely available property and viewing is recommended!

Lauren Beresford and RE/MAX Property are delighted to present to the market this Four Bedroom Home located in McPhail Avenue, Newarthill, ML1 5TS. Comprising of: Entrance Hall, WC, Bedroom, Lounge, Kitchen, Utility, Family Room, Three additional Bedrooms, Ensuite and Bathroom. This property benefits from CCTV, EV charger, gas central heating, double glazing and 2/3 car driveway.

The village of Newarthill lies to the North of Motherwell, a great commuter area serving the whole of central Scotland with good road networks including the M8 and M74 motorways nearby. There are local train stations of Carfin and Holytown, a 4 minute drive from property. Good amenities and facilities are close by, including an excellent 9 hole golf course and leisure complex, newly opened Motherwell college, excellent schools to both Primary and secondary levels and a great variety of shops and retail parks. The property is located near to motorway network links allowing easy access to Glasgow and Edinburgh. Local amenities include shops, primary and secondary schools and conveniently located for the town of Motherwell with its wide and varied selection of facilities.

Freehold Tenure

Council Tax Band D

No Factor fees





Hallway

Size-1.27m x 0.9m

Enter into the Hall giving access to the WC, Bedroom, Lounge, Kitchen, family room and staircase to the upper level. The Hallway has one central light fitting, painted walls and vinyl flooring.

WC

Size-1.88m x 0.88m

Recently modernised, the WC has a toilet and sink, ideal for family and guests. There is one central light fitting, tiled walls, a side facing opaque window, one radiator and vinyl flooring.

Bedroom

Size-4.81m x 2.29m

Converted garage used as a Bedroom with a built-in wardrobe, this space can have multiple uses. There are two central light fittings, a front facing window, painted walls, one radiator and carpet flooring.

Lounge

Size- 6.88m x 2.96m

Excellent sized Lounge and Dining space with a large front facing window, giving access to the family room and staircase to the upper level. There are two central light fittings, painted walls, two radiators and carpet flooring.

Kitchen

Size-3.47m x 3.20m

L-shape Kitchen comprising of: Generous amount of fitted wall and base units, worktops, space for white goods, gas hob, glass splashback, fan oven, extractor fan, and composite sink with mixer tap. There is one strip light, tiled walls, one radiator and vinyl flooring. Additionally, there is a rear facing window and access to the utility space.

Utility

Size-2.44m x 1.33m

Utility space with wall and base units, worktop and space for an appliance. There is a door which can be reinstated back to giving access to the front room. There is one central light fitting, painted walls and wooden flooring.

Family Room

Size-5.00m x 3.20m

Located off the Lounge, this space is perfect for a family room, dining area or home office and gives access to the rear Garden. There are two central light fittings, painted walls, built-in shelving, a floor to ceiling feature arched window, French doors, one radiator and carpet flooring.

Upper Hallway

Size-4.57m x 1.89m

Hallway giving access to three Bedrooms, Bathroom and attic. There are two central light fittings, painted walls, one radiator and carpet flooring.

Primary Bedroom

Size-3.52m x 2.90m

Double Bedroom with space for storage units, sliding door built-in wardrobes and access to the Ensuite. There is one central light fitting, wallpapered walls, rear facing window, one radiator and wooden flooring.

Ensuite

Size-2.18m x 1.49m

Newly modernised Ensuite Shower Room with shower cubicle, electric operated shower, sink, toilet and built-in cupboard space. There is one central light fitting, tiled walls, extractor fan, rear facing opaque window and vinyl flooring.

Bedroom 3

Size-2.99m x 2.63m

Double Bedroom located at the front of the property with sliding door wardrobes. There is one central light fitting, a front facing window, wallpapered walls, one radiator and carpet flooring.

Bedroom 4

Size-2.90m x 2.63m

Double Bedroom located at the front of the property with sliding door wardrobes. There is one central light fitting, a front facing window, wallpapered walls, one radiator and carpet flooring.

Bathroom

Size-2.17m x 1.97m

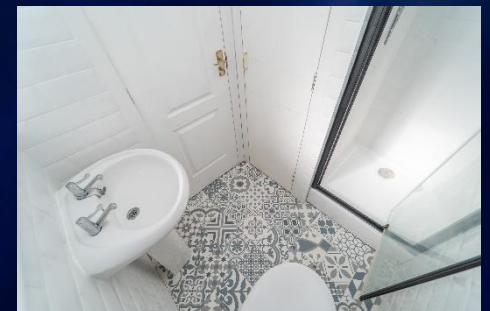
Recently modernised Victorian inspired family Bathroom with a freestanding bath, sink and toilet. There is one central light fitting, extractor fan, rear facing opaque window, tiled walls, one radiator and vinyl flooring.

Front Garden

Private Garden, grassed area, shrubbery and 2/3 car driveway. At the side of the property there is a gate, path and space for bins.

Rear Garden

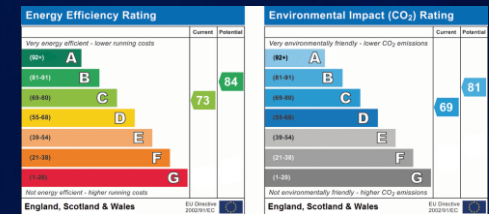
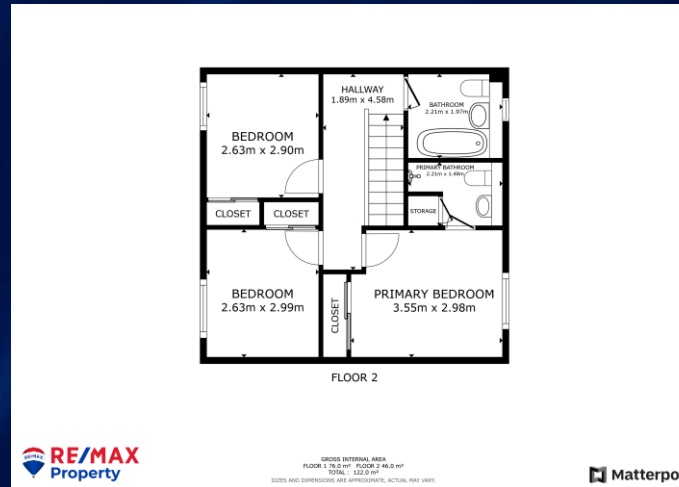
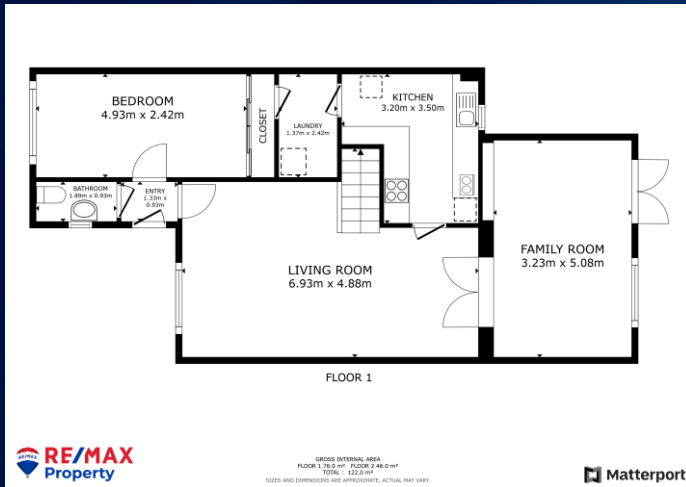
Extensive private West facing rear garden with fence surround. There are two sheds, mature trees, grassed area and decking.





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