



45 Grange Avenue, Wishaw, ML2 0AQ



## 45 Grange Avenue, Wishaw, ML2 0AQ

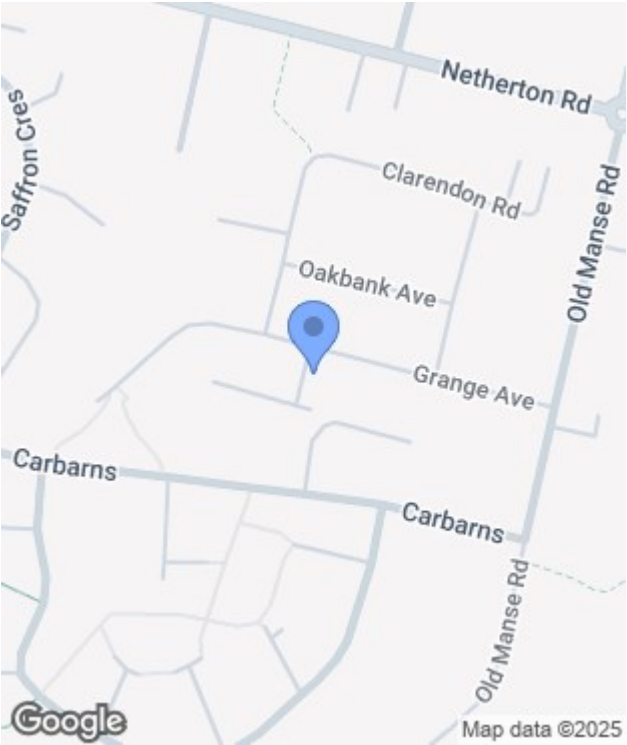
Grange Avenue, situated in the ever popular Netherton. This delightful house presents an excellent opportunity for families seeking a comfortable and inviting home. With two spacious bedrooms, this property offers ample room for relaxation and personal space. The well-proportioned reception room serves as a perfect gathering area for family and friends, creating a warm and welcoming atmosphere.


- Family home
- Two good sized bedrooms
- Front and rear gardens
- Parking to rear
- No forwarding chain









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>66</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		62	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	