



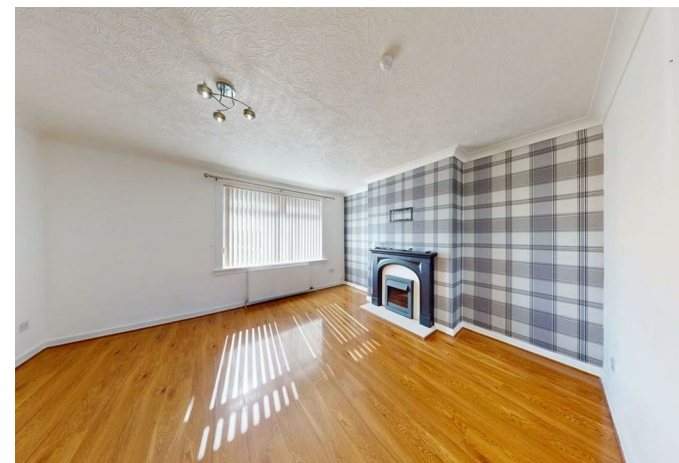
11 Hawthorn Avenue, Wishaw, ML2 9AJ



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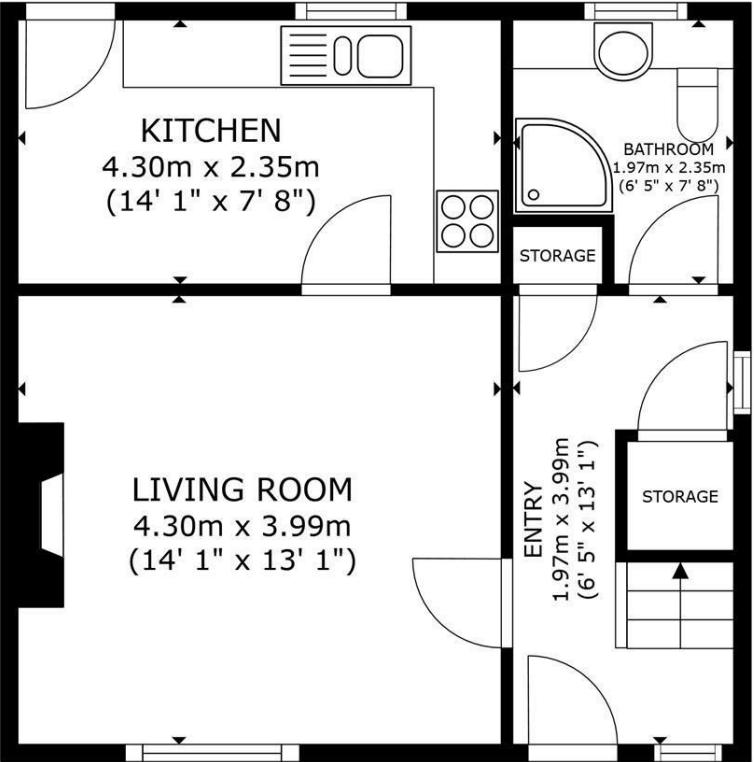
Nestled in the tranquil Hawthorn Avenue of Newmains, Wishaw, this charming end-terrace house presents an excellent opportunity for families seeking a comfortable and convenient home. Boasting three well-proportioned bedrooms, this property is ideal for those looking to settle down in a welcoming community.

Upon entering, you will find a spacious reception room that serves as the heart of the



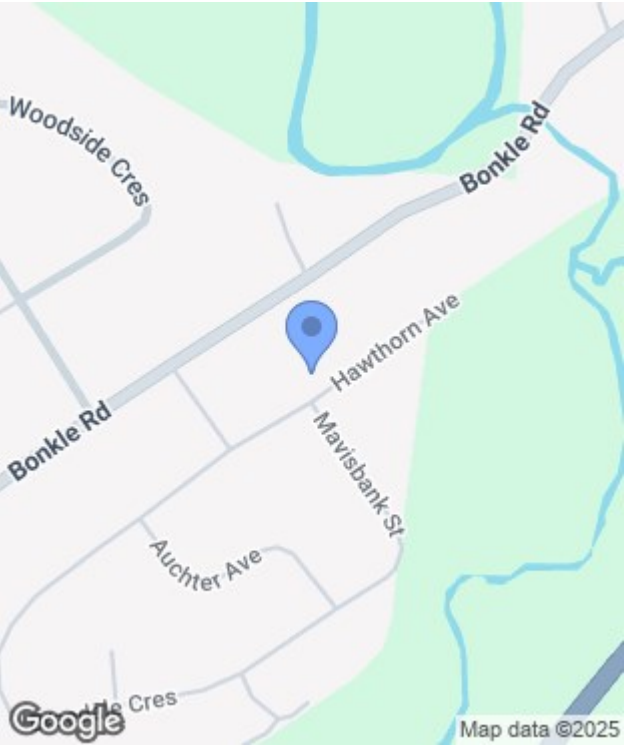






FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 41.0 m<sup>2</sup> (441 sq.ft.) FLOOR 2 41.0 m<sup>2</sup> (441 sq.ft.)  
TOTAL : 82.0 m<sup>2</sup> (882 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	