

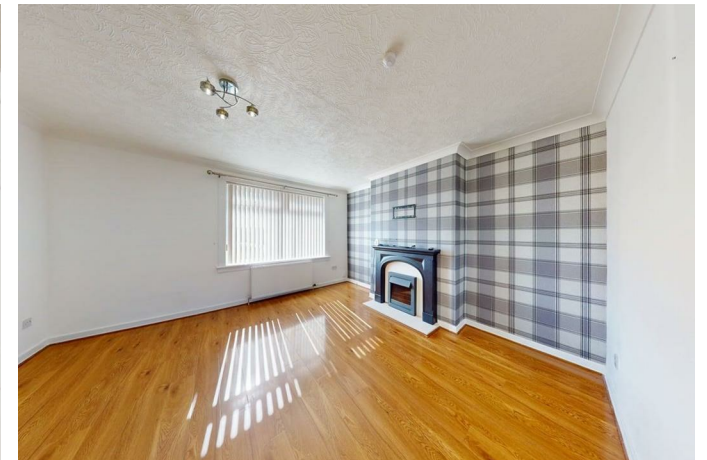


11 Hawthorn Avenue, Wishaw, ML2 9AJ

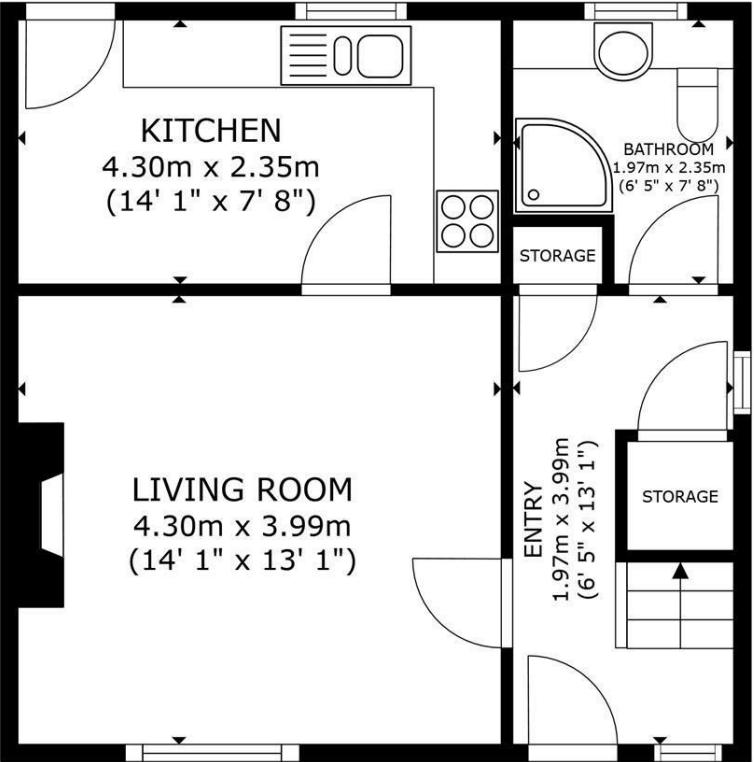
11 Hawthorn Avenue, Wishaw, ML2 9AJ

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

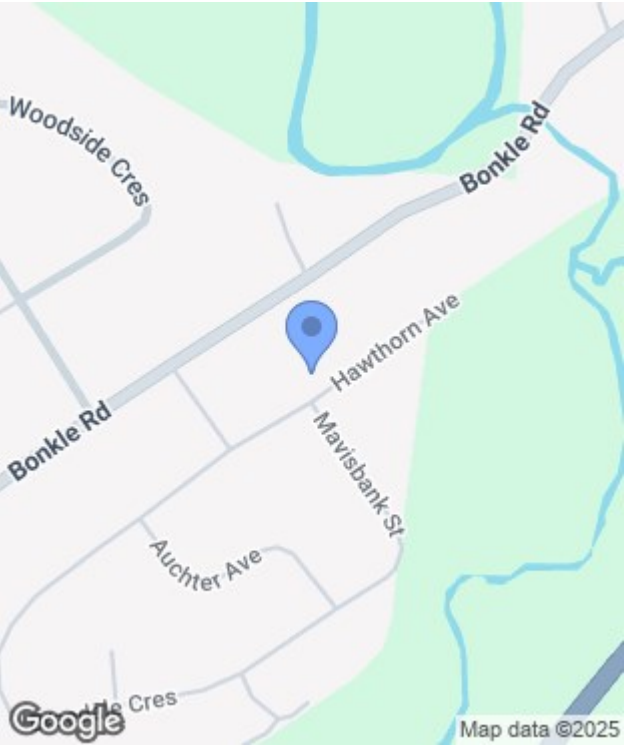






FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 41.0 m² (441 sq.ft.) FLOOR 2 41.0 m² (441 sq.ft.)
TOTAL : 82.0 m² (882 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

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