





Motherwell

25 Calder Grove, Motherwell, ML1 1EP

Independent Estates



Directions

On entering Merry Street from Town Centre continue along and take your first left onto Mill Road. Take your first left into Woodburn Street then second right into Calder Grove. The property is situated on your right hand side identified by our for sale board.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Hallway	3.91m x 1.83m	Lounge	3.83m x 3.52m
Dining Area	2.87m x 2.59m	Kitchen	3.83m x 2.88m
Utility Room	1.71m x 1.17m	WC	1.62m x 0.85m
Bedroom One	3.29m x 2.93m	Bedroom Two	4.31m x 2.98m
Bedroom Three	4.31m x 2.71m	Shower Room	2.24m x 1.67m
Garage	5.19m x 2.74m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Calder Grove is situated within an extremely popular area of Motherwell close to the Town Centre and within a five minute drive from both the M8 and M74 motorways and a short walk to the local train station and local schools.

Independent Estates are delighted to welcome to the market this deceptively spacious mid terraced villa. The property offers sizeable accommodation arranged over two levels comprising: Entrance to property via front facing upvc door leading to entrance hallway. Hallway with laminated flooring gives access to dining kitchen, bedroom one and carpeted staircase with decorative timber balustrade. Rear facing dining kitchen comprising range of base and wall mounted units, ample work surfaces, electric cooker, extractor, partially tiled walls, vinyl flooring and feature lighting. The kitchen gives access to rear hallway leading to walk in storage/utility space, cloakroom wc and rear facing upvc door giving access to rear garden. Rear facing cloakroom comprising low flush wc, wash hand basin, fully tiled walls and vinyl flooring. Rear facing dining area with laminated flooring opens into front facing lounge again with laminated flooring. Bedroom one is front facing with fitted wardrobes and carpet.

Carpeted upper landing gives access to two double bedrooms, shower room and loft hatch. Bedroom two is rear facing with fitted wardrobes and carpet. Bedroom three is rear facing with fitted wardrobes and fitted carpet. Rear facing shower room comprising low flush wc, wash hand basin, shower, decorative wet wall and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative borders and pathway. Rear garden is mainly paved with raised timber deck patio area. Single brick garage to rear which can be accessed from garden, with up and over door and side pedestrian access. Power and lighting supplied. Driveway to side of garage is access via double timber gates.

EXTRAS - All floor coverings, light fittings, cooker and washing machine included white goods and window blinds.



Offers Over £133,000