





# Newmains

181 Bonkle Road, Newmains, ML2 9AL

Independent Estates



## Directions

From our Offices take first left onto Kenilworth Avenue and travel along onto Kirk Road. Follow road through Cambusnethan and onto Newmains. From Newmains Roundabout take the second exit onto Bonkle Road. Continue along and the property is on your left 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	1.04m x 0.74m	Lounge	4.86m x 4.28m
Kitchen/Dining	7.41m x 2.37m	Dining Room	4.51m x 3.21m
Bedroom One	3.19m x 3.13m	Ensuite	2.93m x 2.55m
Bedroom Two	3.85m x 2.88m	Bedroom Three	4.06m x 3.14m
Bathroom	3.90m x 1.27m	Garage	5.53m x 2.85m

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto: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.

Situated in the popular area of Newmains and within a short drive to Wishaw with all its amenities. Bonkle Road has easy access to local train stations Wishaw, Cleland and Shotts. Also within easy access are the M74 and M8 motorway networks.

Independent Estates are delighted to welcome to the market this deceptively spacious detached bungalow offering generous and flexible family accommodation. The property is arranged over one level comprising: Entrance to property via front facing upvc door with glass insert leading to entrance vestibule. Vestibule gives access to reception hallway giving access to lounge, three bedrooms, formal dining room, shower room and loft hatch. Spacious front facing lounge with feature fireplace, decorative alcove and fitted carpet. Side facing formal dining room with fitted carpet leading to fully fitted dining kitchen. Side and rear facing dining kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor, partially tiled walls and tiled flooring. Dining area of kitchen gives access to rear garden via French doors.

Bedroom one with fitted wardrobes and carpet gives access to side facing master en suite comprising four piece suite including low flush wc, wash hand basin, bath, shower cubicle, fully tiled walls and tiled flooring. Bedroom two is front facing with laminated flooring. Bedroom three is rear facing with fitted carpet. Side facing shower room comprising low flush wc, wash hand basin with vanity, shower, fully tiled walls and tiled flooring.

The property boasts full gas central heating and double glazing throughout. Extensive gardens surround the property with double tarmac driveway to front bordering beautifully maintained front garden with decorative borders and timber fencing. Single brick garage with up and over door, pedestrian access, electricity and lighting supplied. Large tarmac rear courtyard provides ample off street parking and turning for several vehicles and leads onto large lawn area with decorative borders, raised gravel patio, timber garden shed, brick garden store/summerhouse and two additional outside storage buildings.

The property further boast large floored loft space which offers new custodian future development potential.

EXTRAS - All floor coverings, light fittings and window blinds.



**Offers Over £240,000**