





Motherwell

Vesuvius Drive, Motherwell, ML1 2FA

Independent Estates



Offices

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Directions

From Flemington roundabout travel toward Motherwell Collage and take your fourth exit onto Vesuvius Drive. The property is located on your right 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	3.75m x 2.00m	WC	1.87m x 0.86m
Livingroom	6.99m x 2.90m	Formal Dining Room	4.29m x 2.54m
Kitchen	4.71m x 3.89m	Utility	2.54m x 1.15m
Upper Hallway	3.07m x 2.56m	Master Bedroom	4.31m x 3.66m
Ensuite	1.81m x 1.26m	Bedroom Two	2.95m x 2.94m
Bedroom Three	3.18m x 2.55m	Bedroom Four	2.73m x 2.55m
Bathroom	2.44m x 1.79m		

Independent Estates are delighted to welcome to the market this generous detached townhouse located within sought after residential development. The location of this development ensures easy access to all local Motherwell and Wishaw facilities. This includes a wide range of shopping, leisure, health facilities and schooling. Easy access to transport infrastructure including bus, rail and road.

Accommodation is arranged over three floors comprising: Entrance to property via front facing upvc door with glass insert leading to reception hallway. Hallway with laminated flooring gives access to formal lounge, dining/kitchen, cloaks wc, formal dining room/playroom with utility storage and carpeted staircase with decorative balustrade. Generous lounge with front and rear facing window elevations and fitted carpet. Rear facing dining kitchen comprising range of base and wall mounted units, marble quartz work surfaces, electric oven, gas hob, extractor, electric double oven, dishwasher, fridge freezer and vinyl flooring. The kitchen gives access to rear garden via bay style French doors opening onto paved patio. Front facing formal dining room/playroom with fitted carpet and large utility storage. Front facing cloakroom wc comprising low flush wc, wash hand basin, tiled walls and flooring.

Carpeted upper landing gives access to four bedrooms, family bathroom and secondary carpeted staircase. Master bedroom with front facing window and fitted carpet. Front facing ensuite comprising low flush wc, wash hand basin with vanity, shower, partially tiled walls and tiled flooring. Bedroom two is front facing with fitted wardrobes and carpet. Bedroom three is rear facing with fitted wardrobes and carpet. Bedroom four is again rear facing with fitted carpet. Bedroom five is located within loft space with two front facing dormer window formations, and laminated flooring. The room is currently used as entertaining space with bar and seating areas. Generous eave storage is accessible.

The property benefits from full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with double mono-block driveway providing ample off street parking. Private rear garden is again mainly laid to lawn with paved patio, large raised timber deck and timber boundary fencing.



Offers Over £289,000