







**Motherwell**

Ellis Way, Motherwell, ML1 2PN

Independent Estates





## Offices

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## Directions

From Flemington roundabout heading toward Motherwell on Windmillhill Street. Take your first left just after Evans Halshaw Ford dealership onto Knowetop Avenue. Take your first right into Toll Street then first right again into Ellis Way. The property is situated on your left.

## 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 Vestibule	1.28m x 1.20m	Lounge	4.19m x 3.95m
Dining Room	3.09m x 2.26m	Kitchen	3.05m x 1.81m
Upper Landing	2.27m x 1.70m	Bedroom One	3.56m x 2.48m
Bedroom Two	3.17mx 2.54m	Bedroom Three	2.26m x 1.57m
Shower Room	2.37m x 1.34m		



Independent Estates are delighted to offer to the market this fantastic three bedroom terraced house, which offers a well proportioned layout and great opportunities for first time buyers and families. The property is positioned within a highly sought after residential locale in Motherwell which falls within the catchment area for Knowetop Primary and Dalziel High School. This area of Motherwell boasts an easily accessible wide and varied range of shops, bars, restaurants, independent retailers as well as health and leisure facilities. Excellent bus, rail and motorway links providing access in and around the Central Belt.

The accommodation comprises, entrance to property via front facing upvc door with glass insert leading to entrance vestibule with side facing window and laminated flooring. Vestibule gives access to front facing lounge with laminated flooring, feature fireplace and access to carpeted staircase and rear facing formal dining room. The dining room gives access to storage cupboard and kitchen. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, integral fridge freezer, electric oven, hob, extractor and laminated flooring.

Carpeted upper landing gives access to three bedrooms, shower room and loft hatch. Bedroom one is front facing with fitted wardrobes, storage and laminated flooring. Bedroom two is rear facing and has laminated flooring. Bedroom three is again rear facing with laminated flooring. Shower room comprising walk in shower cubicle, wash hand basin with vanity, low flush wc and tiled flooring.

The property boasts energy efficient electric heating and double glazing throughout. Rear garden is mainly laid to decorative paving and gravel with matured planting, timber garden shed and fully enclosed via timber fencing. Front of property has small decorative garden and private resident parking.



**Offers Over £145,000**