





Cleland

Tinto Way, Cleland, ML1 5PJ

Independent Estates



Directions

On leaving Wishaw via Coltness Road travel toward Cleland. At roundabout take your second exit and second at next mini roundabout. Continue along Main Street and take your second left over railway bridge onto Biggar Road. Take your second left onto Wilsigait Street. At end of street turn right onto Gorsehall Street. Tinto way is situated on your right and property 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.

Fincancial Valuations of Offers

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

| | | | |
|-------------|---------------|---------------|---------------|
| Hallway | 4.50m x 2.41m | Lounge | 5.97m x 3.79m |
| Kitchen | 3.04m x 2.87m | Bedroom One | 3.87m x 3.44m |
| Bedroom Two | 3.83m x 2.43m | Bedroom Three | 3.40m x 2.08m |
| Shower Room | 2.51m x 1.86m | | |

Offices

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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.

Tinto Way is situated within the popular village of Cleland. Providing easy access to all local amenities including schooling, shops and transport services including train station. The larger towns of Wishaw and Motherwell are only a short distance away providing wider range of services.

Independent Estates are delighted to welcome to the market this deceptively spacious mid terraced villa. The property offers accommodation arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert giving access to reception hallway. Reception hallway with two fitted storage cupboards and carpet. Hallway leads to lounge, kitchen and carpeted staircase. Spacious front and rear facing lounge with fitted carpet. Rear facing fitted kitchen comprising base and wall mounted units, ample work surfaces, partially tiled walls, electric oven, hob, extractor and tiled flooring. The kitchen gives access to rear garden via upvc door with glass insert.

Carpeted upper landing gives access to three bedrooms, shower room, large storage cupboard and loft hatch. Bedroom one is front facing with fitted carpet. Bedroom two is rear facing with fitted carpet. Bedroom three is again front facing with fitted carpet and storage cupboard. Recently upgraded shower room comprising low flush wc, wash hand basin with vanity, double shower cubicle, fully tiled walls and flooring.

The property boasts full gas central heating and double glazing. Front garden is mainly laid to lawn with decorative borders with timber fencing. Rear garden is again mainly laid to lawn with decorative planted borders, paving, garden shed and timber fencing.



Offers Over £103,500