





Wishaw

Stenton Crescent, Wishaw, ML2 0BA

Independent Estates



Directions

From our Independent Estates office Wishaw travel down the Main Street onto Glasgow Road, at the roundabout take the second left onto Netherton Street travel along Netherton Street at the next roundabout take your third exit onto Netherton Road then next roundabout take first exit into Carbarns Road. Take your next right onto Stenton Crescent. Continue to end of street and the property is situated on your right.

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 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

Entrance Hallway	2.06m x 1.46m	Lounge	4.57m x 4.09m
Kitchen	3.06m x 2.71m	Rear Hallway	1.03m x 1.71m
WC	1.66m x 0.92m	Upper Landing	2.07m x 1.81m
Bedroom One	4.19m x 3.66m	Bedroom Two	3.65m x 3.11m
Shower Room	2.05m x 1.75m		

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.

Situated in the popular area of Netherton yet within a short drive to the local towns of Wishaw and Motherwell. Stenton Crescent is close to all local amenities including schools, sport centres, Wishaw General Hospital and has easy access to motorway and transport links for commuting to both Glasgow and Edinburgh.

Independent Estates are delighted to welcome to the market this rarely available semi detached villa positioned within generous corner plot, offering accommodation over two levels comprising: Entrance to property via front facing upvc door giving access to carpeted entrance hallway. Entrance hallway leads to lounge and carpeted staircase. Spacious front facing lounge with fitted carpet. Rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor and tiled flooring. The kitchen leads to rear hallway providing access to wc, storage and rear facing half glazed upvc door. Rear facing wc comprising low flush wc, wash hand basin with vanity and tiled flooring.

Side facing carpeted upper landing leads to two double bedrooms, shower room and loft access. Bedroom one is front facing with fitted storage and carpet. Bedroom two is rear facing with fitted carpet. Rear facing shower room comprising low flush wc, wash hand basin with vanity, shower cubicle, fully tiled walls and tiled flooring.

The property boasts full gas central heating and double glazing throughout. Front gardens are mainly laid to lawn with decorative borders and timber boundary fence. Extensive side garden again mainly laid to lawn with matured shrubbery, paved driveway and timber fencing. Rear garden is mainly laid to paving and decorative gravel with raised timber deck patio and timber boundary fencing.



Offers Over £123,500