





Wishaw

Coronation Street, Wishaw, Lanarkshire, ML2 8LF

Independent Estates



Directions

Traveling from Wishaw Cross on Kirk Road continue past Morrisons supermarket on your right, straight ahead and first mini roundabout and than take second right into Kennedy Street. Continue to end of street and go left onto Coronation Street. The property is located at top of street 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 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	1.35m x 4.53m	Lounge	3.67m x 4.82m
Dining Room	3.91m x 4.67m	Kitchen	2.70m x 4.62m
Reception Room	3.93m x 4.79m	Utility WC	2.29m x 2.37m
Bedroom One	3.36m x 2.99m	Bathroom	1.92m x 2.21m
Bedroom Two	4.24m x 4.39m	Bedroom Three	4.23m x 3.30m
Bedroom Four	4.41m x 2.54m	Bathroom	3.09m x 2.54mx

Offices

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Coronation Street is regarded as one of Wishaw's sought after locations with close proximity to Primary and Secondary schooling and is located just a short walk from Wishaw Town Centre, where a range of shops, banks, restaurants and leisure facilities are situated as well as Tesco and Morrisons Supermarkets. Wishaw also benefits from a Rail Station with lines running to both Glasgow and Edinburgh and is located only a short drive from the M8/M74 motorway networks.

Independent Estates are delighted to welcome to the market the opportunity to acquire this generously proportioned detached villa, formerly a Church Manse. The property offers sizable accommodation arranged over two levels with generous gardens. Some aspects of the property requires a degree of upgrading. Entrance to property via front facing upvc door giving access to entrance vestibule with tiled flooring leading to reception hallway. Hallway with fitted carpet gives access to all lower accommodation, fitted storage and carpeted staircase with decorative timber balustrade. Front facing formal lounge with bay style window formation, feature fireplace and fitted carpet. Front facing formal dining room with feature fireplace and fitted carpet. Second rear and side facing reception room with fitted carpet, feature fireplace and gives access to utility wc. Front facing utility wc comprising fitted storage plumbing for washing machine, tiled flooring and partially tiled walls. Front and rear facing kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, electric cooker and side facing upvc door giving access to side driveway. Rear facing bedroom one with fitted carpet. Rear facing family bathroom comprising three piece suite including low flush wc, wash hand basin, bath, partially tiled walls and tiled flooring.

Carpeted upper landing provides access to three further bedrooms, bathroom and storage cupboard. Bedroom two is front and side facing with fitted carpet. Bedroom three is again front and side facing with fitted carpet. Bedroom four is rear and side facing with laminated flooring, wash hand basin with vanity and fitted wardrobes. Rear facing bathroom comprising four piece suite including low flush wc, wash hand basin, bath, shower cubicle, tiled walls and flooring.

The property boasts full gas central heating and double glazing throughout. Extensive grounds surround the property with large front garden mainly laid to lawn with brick boundary wall and matured trees. Large gravel driveway is accessed via wrought iron gates providing ample parking for several vehicles and leads to rear of property where two timber garages are located. Again large rear garden is mainly laid to lawn with brick boundary wall.



Offers Over £274,000