



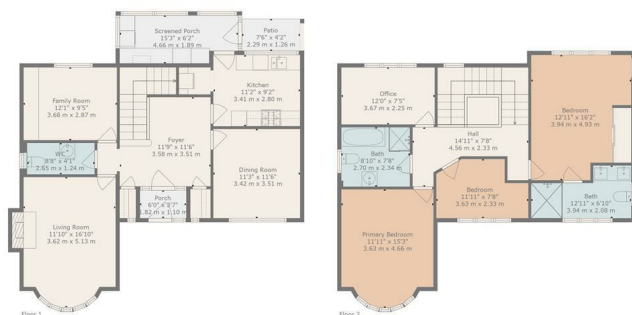
HEMMINGS HOMES

OFFERS OVER

£415,000

Manse Road

Motherwell, ML1 2PS



TOTAL: 1913 sq. ft, 178 m²
FLOOR 1: 1042 sq. ft, 97 m², **FLOOR 2:** 871 sq. ft, 81 m²
EXCLUDED AREAS: PORCH: 22 sq. ft, 2 m², SCREENED PORCH: 89 sq. ft, 8 m², PATIO: 31 sq. ft, 3 m²,
 STORAGE: 58 sq. ft, 6 m², FIREPLACE: 8 sq. ft, 1 m²
WALLS: 195 sq. ft, 16 m²

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

4



3



3



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	71	80
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



HEMMINGS HOMES

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