



HEMMINGS HOMES

OFFERS OVER

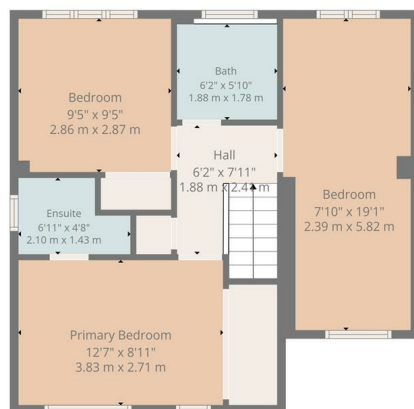
£279,995

Magnolia Gardens

Motherwell, ML1 5TL



Ground Floor



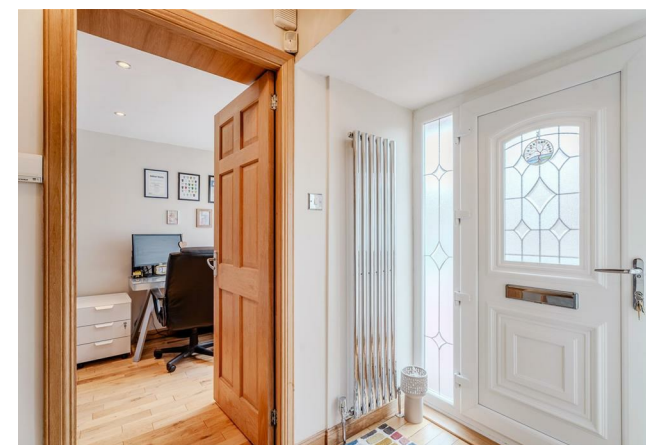
1st Floor



TOTAL: 1147 sq. ft, 106 m²
 Ground floor: 615 sq. ft, 57 m², 1st floor: 532 sq. ft, 49 m²
 EXCLUDED AREAS: FIREPLACE: 8 sq. ft, 1 m², WALLS: 98 sq. ft, 10 m²
Floor Plan Created By CalcuSoft App. Measurements Deemed Highly Reliable But Not Guaranteed.



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	74	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



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OFFICE ADDRESS

376 Brandon Street
 Motherwell
 North Lanarkshire
 ML1 1XA

OFFICE DETAILS

01698 263413
enquiries@hemmingshomes.co.uk
hemmingshomes.co.uk