



HEMMINGS HOMES

OFFERS OVER

**£145,000**

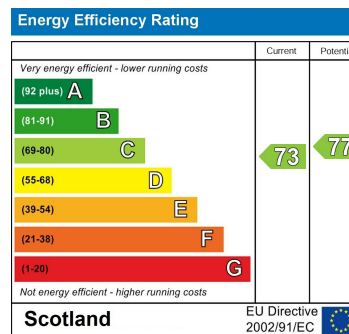
**Braedale Avenue**

Motherwell, ML1 3DX



**TOTAL: 1051 sq. ft, 98 m<sup>2</sup>**  
 Ground floor: 61 sq. ft, 6 m<sup>2</sup>, 1st floor: 782 sq. ft, 73 m<sup>2</sup>, 2nd floor: 208 sq. ft, 19 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 9 sq. ft, 1 m<sup>2</sup>, FLOORED LOFT: 111 sq. ft, 10 m<sup>2</sup>, WALLS: 119 sq. ft, 11 m<sup>2</sup>

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



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



**OFFICE ADDRESS**  
 376 Brandon Street  
 Motherwell  
 North Lanarkshire  
 ML1 1XA

**OFFICE DETAILS**  
 01698 263413  
[enquiries@hemmingshomes.co.uk](mailto:enquiries@hemmingshomes.co.uk)  
[hemmingshomes.co.uk](http://hemmingshomes.co.uk)