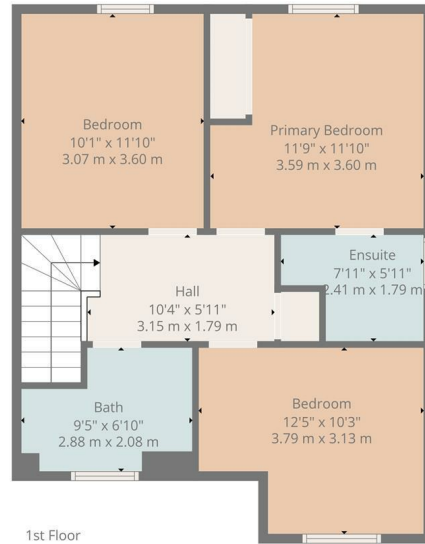
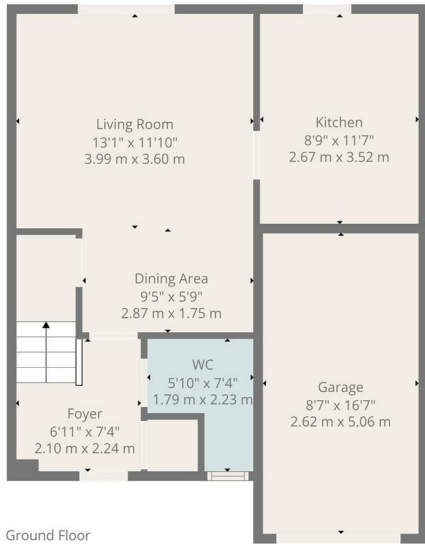




OFFERS OVER
£235,000
Coney Drive
Motherwell, ML1 1AN



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		78	83
		EU Directive 2002/91/EC	

TOTAL: 1026 sq. ft, 96 m²
 Ground floor: 436 sq. ft, 41 m², 1st floor: 590 sq. ft, 55 m²
 EXCLUDED AREAS: GARAGE: 143 sq. ft, 13 m², WALLS: 115 sq. ft, 11 m²
Floor Plan Created By Cubicasa 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
 hemmingshomes.co.uk