



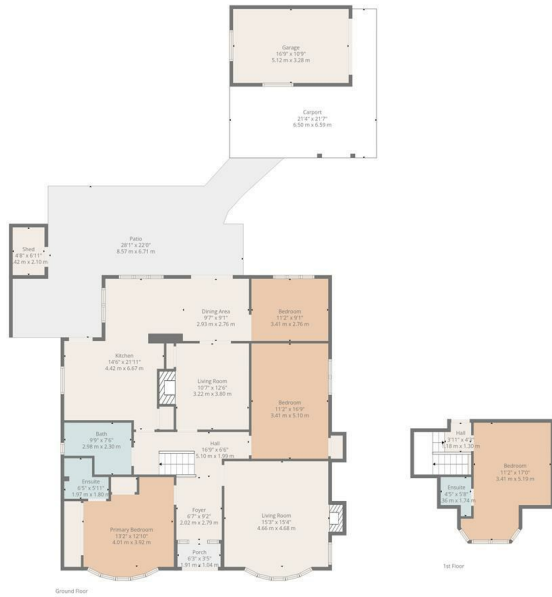
HEMMINGS HOMES

OFFERS OVER

£430,000

Woodlands Road

Motherwell, ML1 2PX



TOTAL: 1803 sq. ft, 168 m2
 Ground floor: 1549 sq. ft, 144 m2, 1st floor: 254 sq. ft, 24 m2
 EXCLUDED AREAS: PORCH: 21 sq. ft, 2 m2, PATIO: 504 sq. ft, 47 m2, SHED: 32 sq. ft, 3 m2,
 GARAGE: 181 sq. ft, 17 m2, CARPORT: 260 sq. ft, 24 m2, FIREPLACE: 10 sq. ft, 1 m2,
 WALLS: 170 sq. ft, 15 m2

Floor Plan Created By Cubic8 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	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		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

OFFICE ADDRESS

376 Brandon Street
 Motherwell
 North Lanarkshire
 ML1 1XA

OFFICE DETAILS

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