



Marius Crescent
Motherwell, ML1 3GA

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Detached

3 Bedrooms
2 Receptions
3 Bathrooms

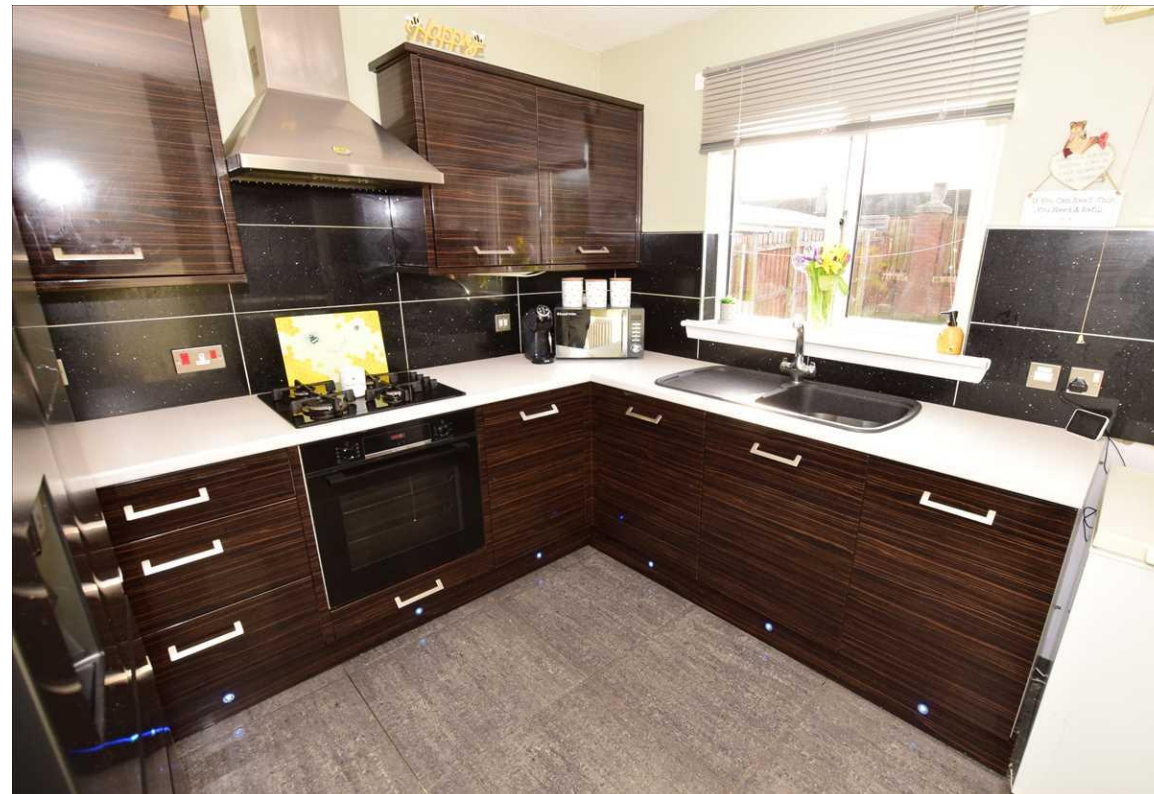


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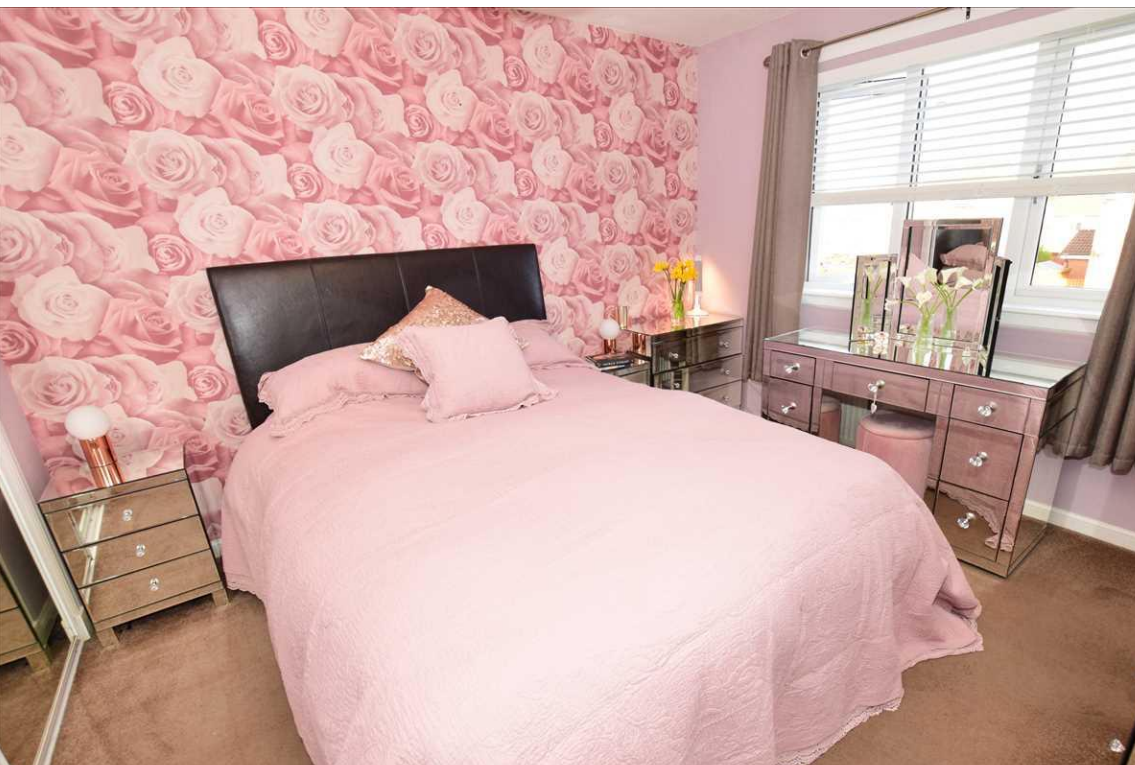
KEY FEATURES

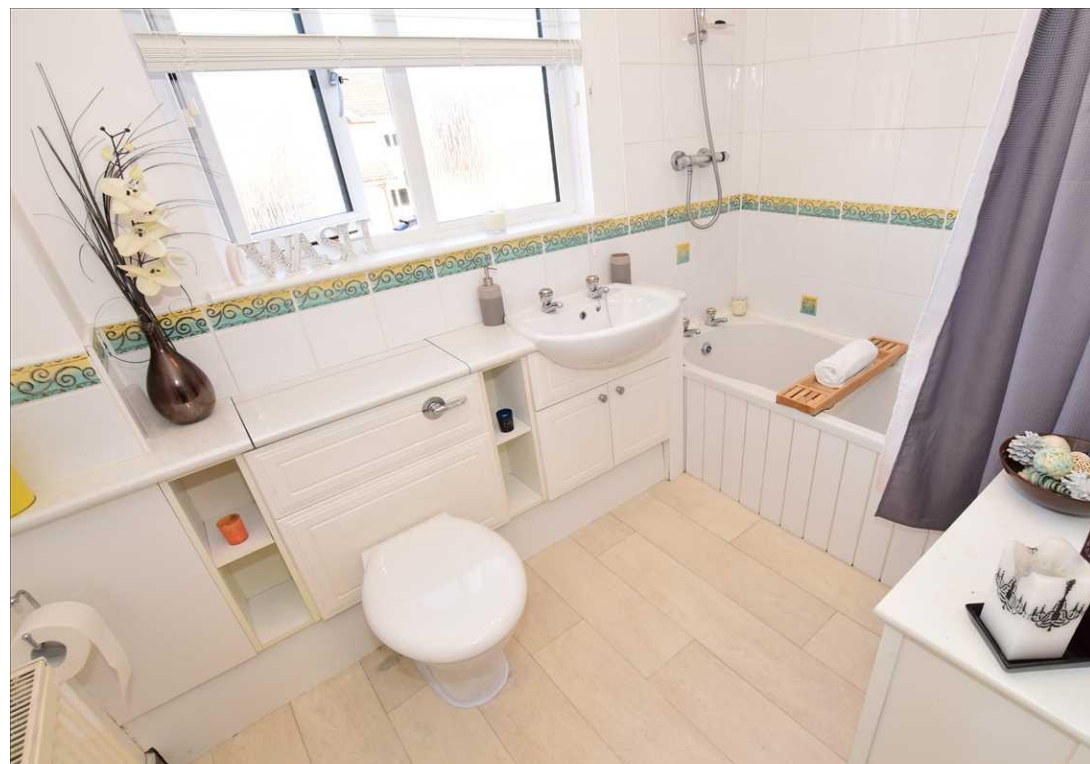
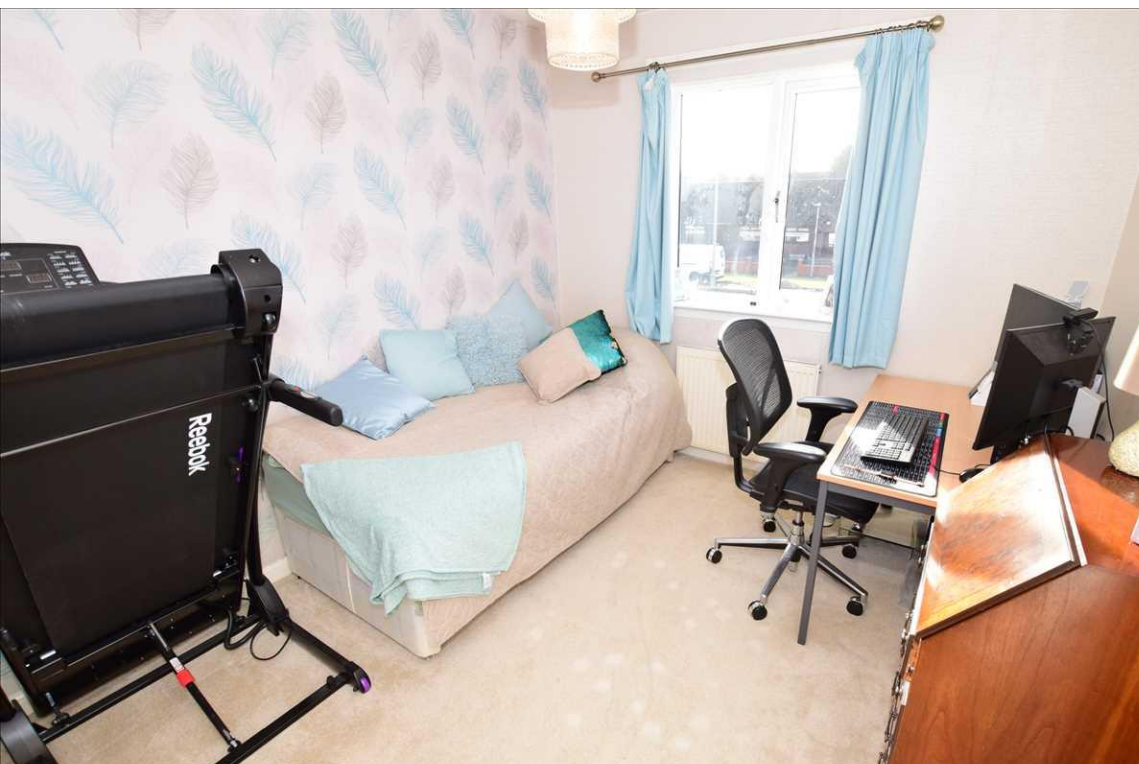
- Lovely, detached home in desirable location
- Tastefully decorated lounge with open plan dining area and patio doors leading to the rear garden
- Modern kitchen with gloss walnut units and separate utility room
- 3 double bedrooms, 2 of which have fitted wardrobes
- Ensuite shower room, downstairs WC and tiled family bathroom suite
- 2 car driveway and integral garage
- Fully enclosed garden to the rear, mostly laid to lawn with a decked patio area
- Walking distance to Motherwell town centre, shops, bars, restaurants and train station
- Just a few moments' drive from M74 and M8 motorways
- COUNCIL TAX BAND: E EPC RATING:C



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Marius Crescent, Motherwell, ML1 3GA

Move On are delighted to present to the market this lovely 3 bedroom detached villa in Motherwell - Marius Crescent.

The accommodation features: A welcoming, bright, tastefully decorated lounge with an open plan dining area, patio doors leading to the rear garden and plush carpeting; striking modern kitchen with walnut gloss wall and floor units, contrasting white worktops, tiled flooring and splashback; separate utility room; fully tiled downstairs WC; 3 double bedrooms on the first floor - 2 of which have fitted wardrobes; ensuite shower room; and a family bathrooms suite with tiled walls, shower over the bath, and a vanity unit. There is gas central heating and double glazing.

Externally to the front is a double driveway leading to the integral garage, and a lawn area. The south-facing rear garden is mostly laid to lawn with a decked patio area.

Marius Crescent is set within a popular and modern development just outside Motherwell town centre and is conveniently located for local schools and amenities. The main shopping centre and Motherwell train station are within walking distance; and for those commuting by car the M74 and M8 motorways are just a few moments' drive. There is lots of local leisure and recreational facilities in the area including sports centres and golf courses; and Strathclyde Park is within walking distance too.

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ROOM MEASUREMENTS

Lounge: 4.30m (14' 1") x 3.50m (11' 6")

Dining Room: 2.60m (8' 6") x 2.60m (8' 6")

Kitchen: 3.10m (10' 2") x 3.00m (9' 10")

Utility Room: 1.70m (5' 7") x 1.60m (5' 3")

Downstairs WC: 1.35m (4' 5") x 1.10m (3' 7")

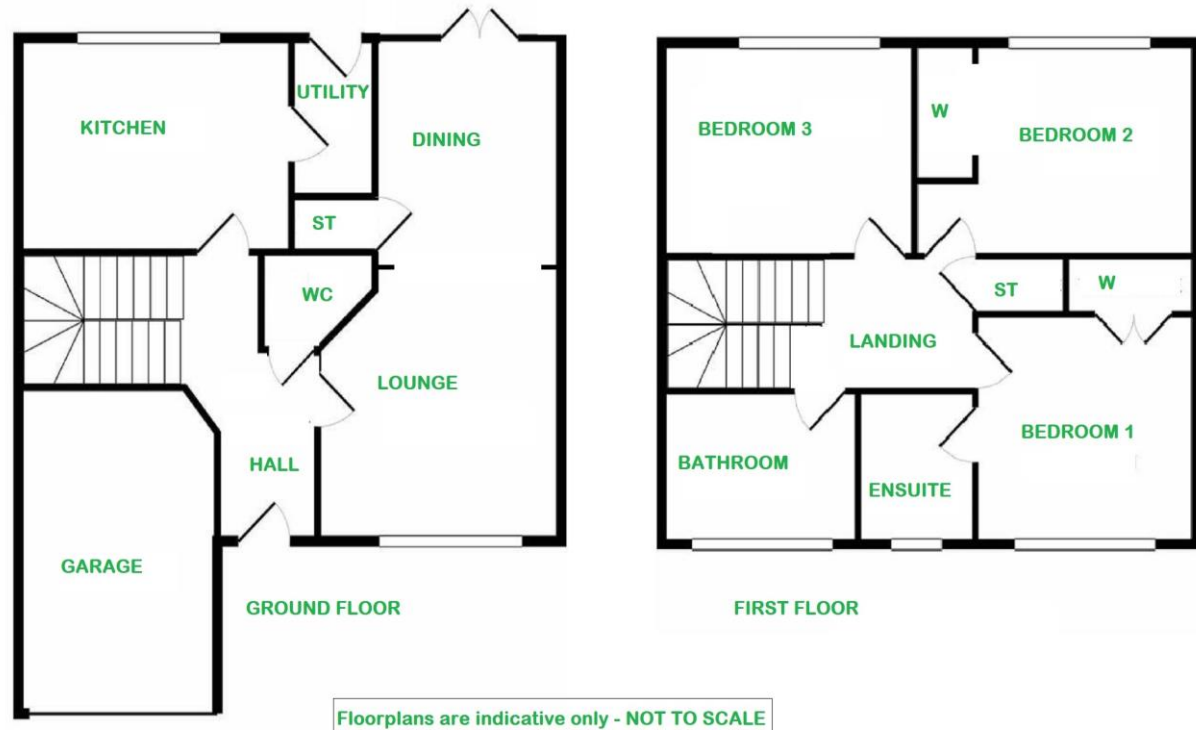
Bedroom 1: 3.50m (11' 6") x 3.40m (11' 2")

Ensuite: 2.10m (6' 11") x 1.40m (4' 7")

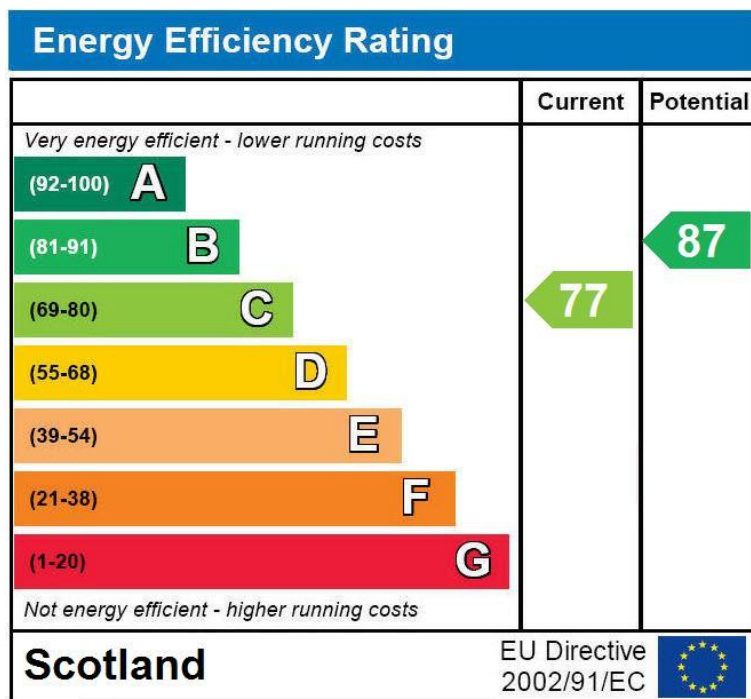
Bedroom 2: 4.40m (14' 5") x 2.70m (8' 10")

Bedroom 3: 3.00m (9' 10") x 2.70m (8' 10")

Bathroom: 2.60m (8' 6") x 2.00m (6' 7")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

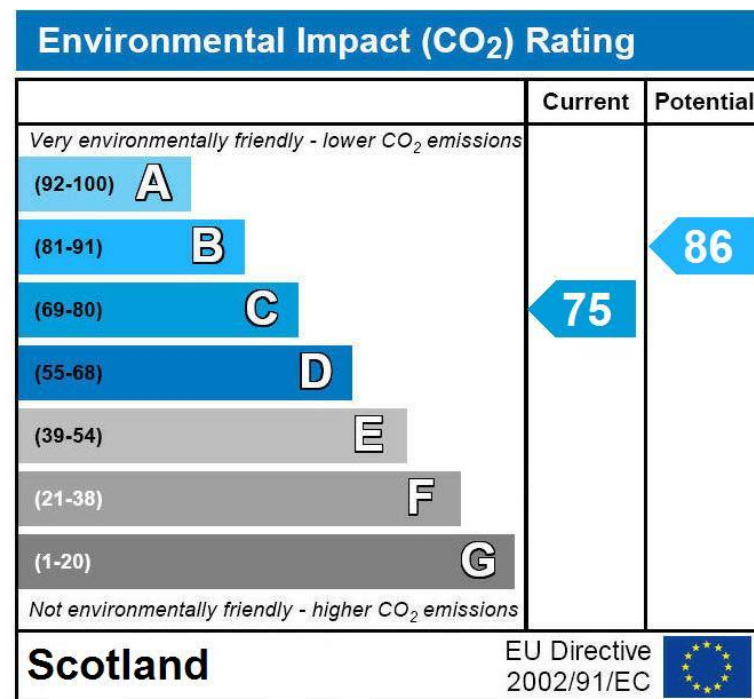


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (77)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (75)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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