



Liath Avenue
Motherwell, ML1 2QU

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Detached

3 Bedrooms
1 Reception
3 Bathrooms



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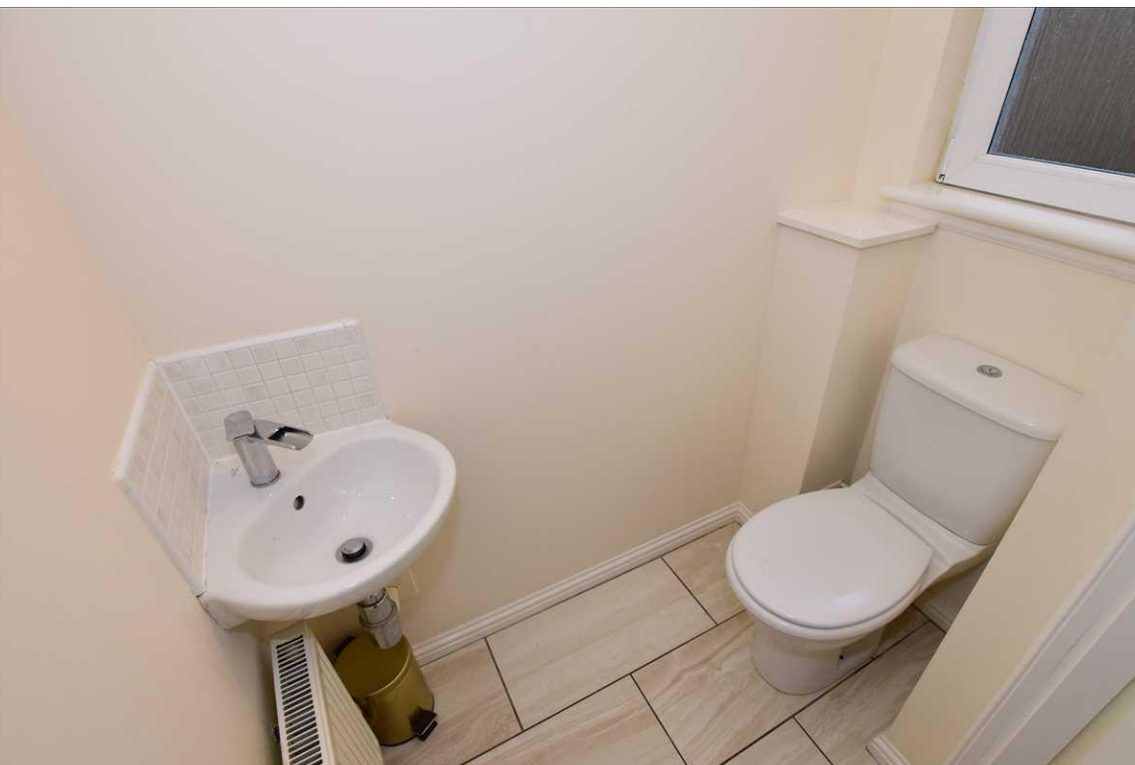
KEY FEATURES

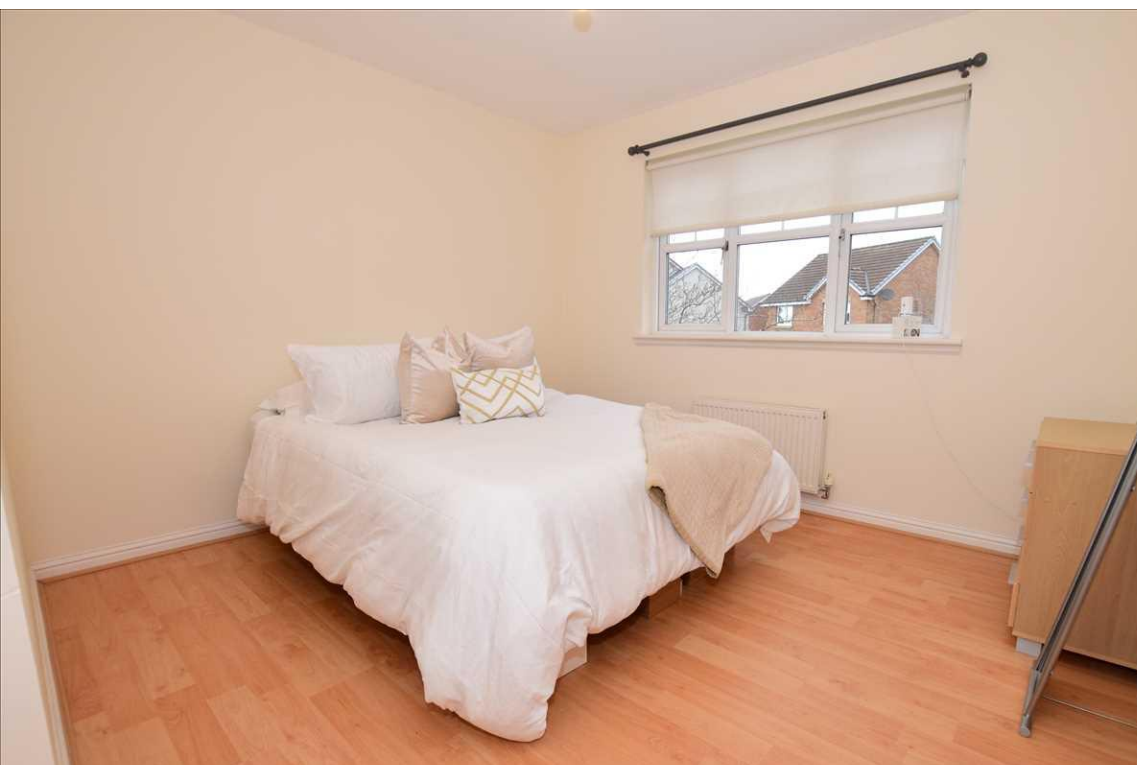
- Beautifully presented detached villa with fresh decor throughout and new floor coverings
- Lovely lounge entered via double glass doors with feature bay window
- Spacious kitchen with cream wall and floor units, integrated appliances, breakfast bar area, space for dining and patio doors leading to the rear garden
- Partially tiled bathroom suite on the first floor + downstairs WC
- 3 double bedrooms, all with fitted storage, and an ensuite shower room in the main bedroom
- Monoblock driveway for 2 cars leads to an integral garage
- Enclosed rear garden with patio area and lawn
- Situated in a quiet cul-de-sac in the highly desirable Colville Gardens estate in Motherwell
- Close to Motherwell town centre, shops, bars, restaurants, train stations and transport links. Just a few moments' drive from M74 and M8 motorways
- COUNCIL TAX BAND: E EPC RATING: C



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Liath Avenue, Motherwell, ML1 2QU

Move On are delighted to present to the market this gorgeous 3 bedroom detached home in Motherwell - Liath Avenue.

This lovely home is in excellent condition - the accommodation features on the ground floor: welcoming entrance hallway with double half-glass doors leading to the bright, front facing lounge which has fresh modern decor, feature wall and a bay window; sizeable dining kitchen with cream wall and floor units,, contrasting amber oak coloured worktops and trim, integrated appliances, tiled splashback, breakfast bar area, space for dining, and patio doors leading out to the rear garden; and a convenient downstairs WC. There is quality wooden flooring throughout the ground floor which has been recently fitted. On the first floor there are 3 double bedrooms - all of which have fitted wardrobes - and an ensuite in bedroom 1; and a partially tiled family bathroom suite with a vanity unit. There is gas central heating and double glazing.

Externally, a 2 car Monoblock driveway to the front leads to the integral garage; and the rear garden is fully enclosed with a paved patio area and lawn.

Liath Avenue is situated in a quiet cul-de-sac location in the highly desirable Colville Gardens estate in Motherwell, just outside the town centre, and perfectly placed for transport links being close to bus routes and just a short drive from the M74 motorway network linking to the M8, M73 and M6. Motherwell town centre has a vast array of shops, restaurants, bars, and supermarkets as well as a main train station on the Glasgow-Edinburgh line.

The surrounding area is well served for recreational facilities including golf courses, country parks and leisure centres.

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ROOM MEASUREMENTS

Lounge:
4.18m (13' 9") x 4.17m (13' 8")

Kitchen / Dining:
6.85m (22' 6") x 4.22m (13' 10")

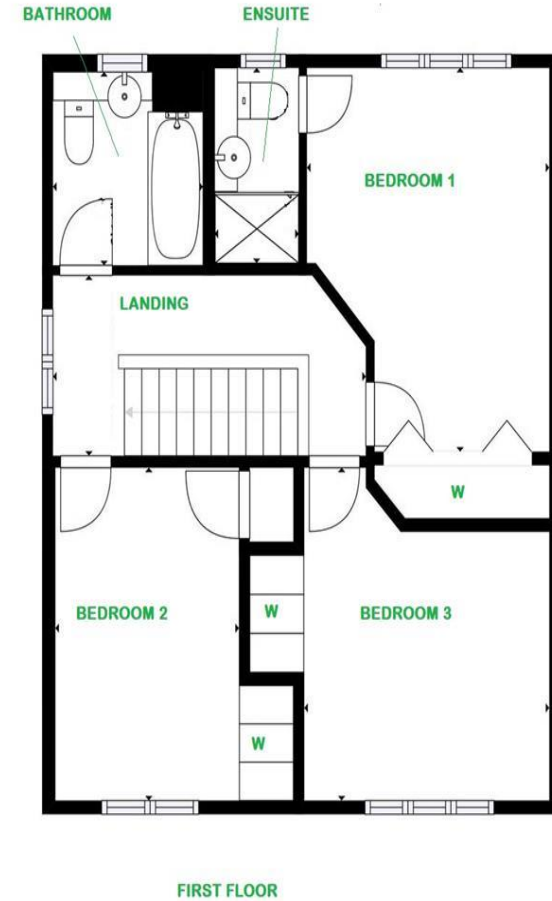
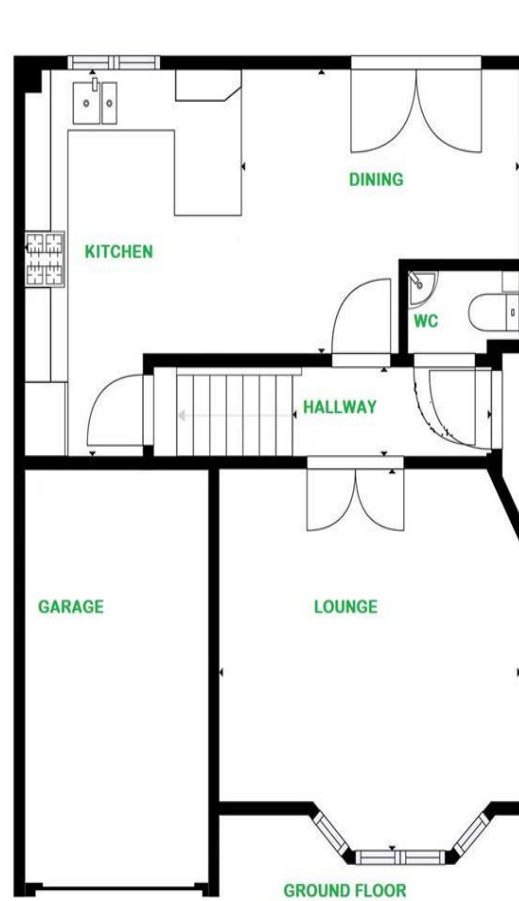
Bedroom 1:
4.20m (13' 9") x 3.37m (11' 1")

Ensuite:
2.34m (7' 8") x 1.17m (3' 10")

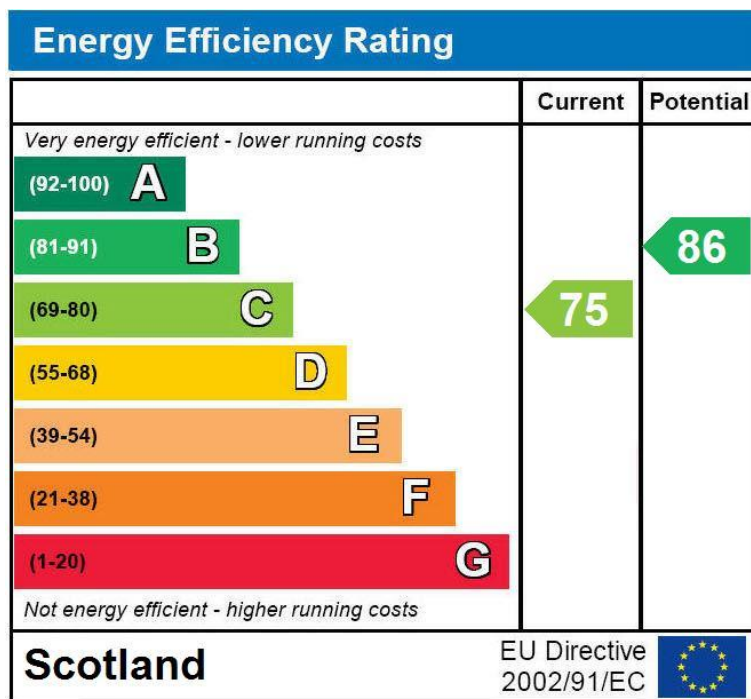
Bedroom 2:
3.64m (11' 11") x 3.41m (11' 2")

Bedroom 3:
3.64m (11' 11") x 2.55m (8' 4")

Bathroom:
2.12m (6' 11") x 2.09m (6' 10")



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.

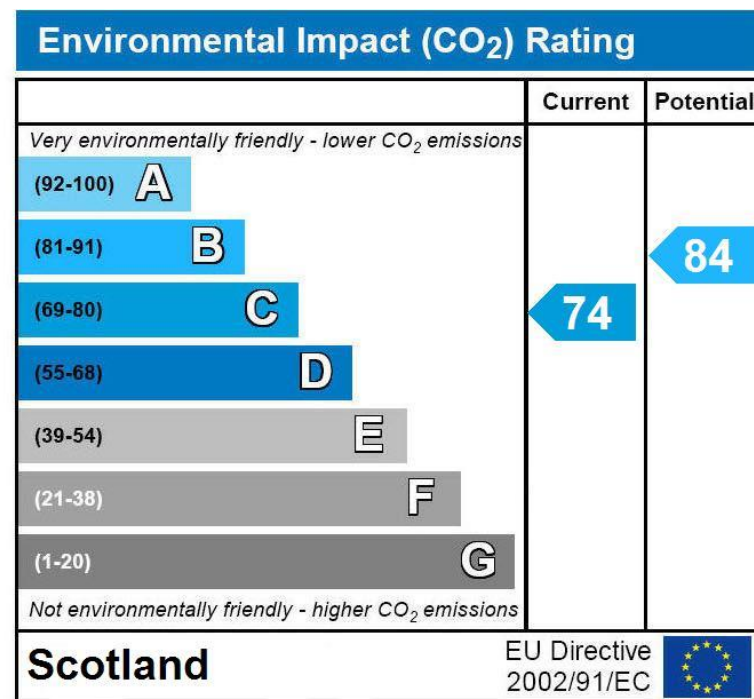


Energy Efficiency Rating

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 (75)**. 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 (74)**. 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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