

# Fred.

ESTATE AGENTS



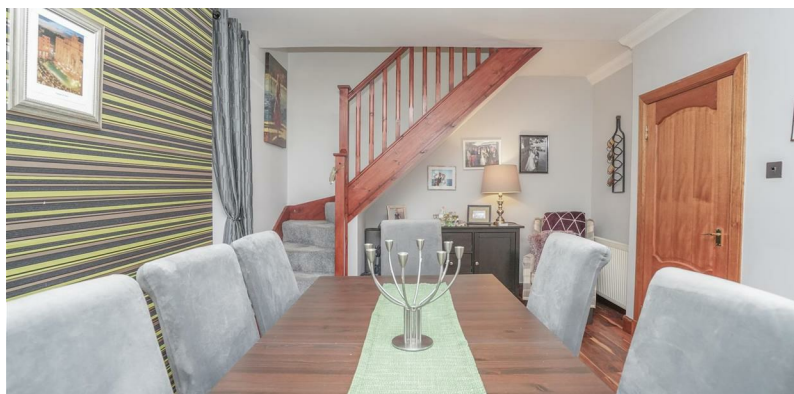
**5 Plantation Avenue**

Motherwell

**Offers over £175,000**









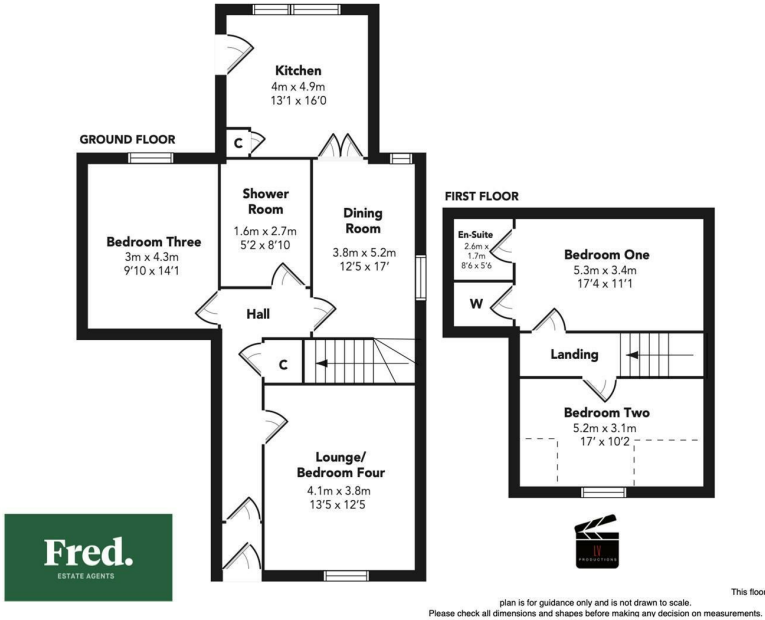


Situated within the town of Motherwell and providing spacious accommodation over two levels, lies this three bedroom extended semi detached property.

The ground floor of the property comprises of entrance vestibule, hallway, spacious lounge, dining room, bedroom and fully tiled shower room consisting of modern rainfall shower and back to wall sink/WC combination unit. The main lounge is located to the front of the property and has a large window allowing for plenty of natural light, neutral colour decor, carpeted flooring and feature fireplace. The modern kitchen is to the rear of the property and has fitted floor and wall mounted units with built in oven and hob with space for dining. The upper floor you will find two good size bedrooms which are carpeted throughout with the master benefiting from a fully tiled en-suite shower room.

The property also benefits from gas central heating, double glazing windows, driveway and front, side and enclosed rear garden.

Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 & M8 providing convenient access to the central belt. The town also offers excellent public transport, with train and bus services providing links to the surrounding areas.

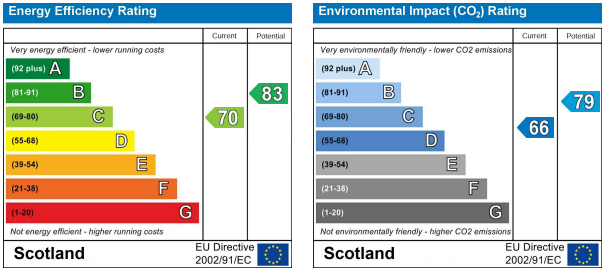


## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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