



Cross Stone Place

Motherwell, ML1 1UE

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Cross Stone Place
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Terraced

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- **Mid-Terraced home in a popular and central location**
- **Bright lounge with neutral decor and laminate flooring**
- **Dining kitchen**
- **2 bedrooms with fitted mirrored wardrobes**
- **Partially tiled bathroom with a shower over the bath**
- **Enclosed, low maintenance rear garden**
- **Monoblock driveway**
- **Quiet cul-de-sac within walking distance to Motherwell town centre, shops, bars, restaurants and supermarkets**
- **Handy for public transport links, close to Motherwell and Airbles train stations, and just a few minutes' drive from the M74 motorway**
- **EPC RATING: C - COUNCIL TAX BAND: C**



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Cross Stone Place, Motherwell, ML1 1UE

Move On are delighted to present to the market this 2 bedroom mid-terraced home in Motherwell - Cross Stone Place.

The accommodation features: A neutrally decorated, front facing lounge with laminate flooring; dining kitchen; 2 bedrooms with fitted mirrored wardrobes; and a partially tiled bathroom suite with a shower over the bath. There is gas central heating and double glazing.

Externally there is a monoblock driveway to the front, and a low maintenance garden to the rear.

Cross Stone Place is a quiet cul-de-sac with a small development of modern homes just off Airbles St in Motherwell within walking distance of the town centre, which has a fantastic selection of shops, bars, restaurants and major supermarkets, as well as a main train station connecting Glasgow and Edinburgh. There are fantastic public transports links to all nearby towns, and for those commuting by car the M74 is just a few moments' drive.

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ROOM MEASUREMENTS

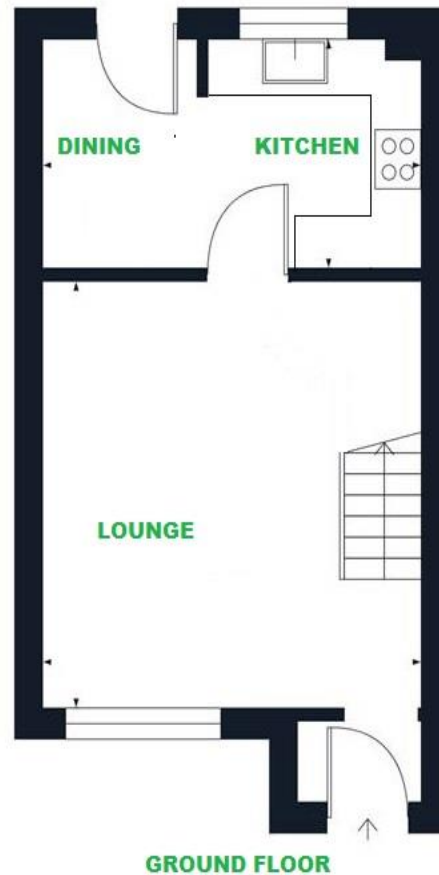
Lounge: 4.30m (14' 1") x 4.25m (13' 11")

Kitchen: 4.30m (14' 1") x 2.10m (6' 11")

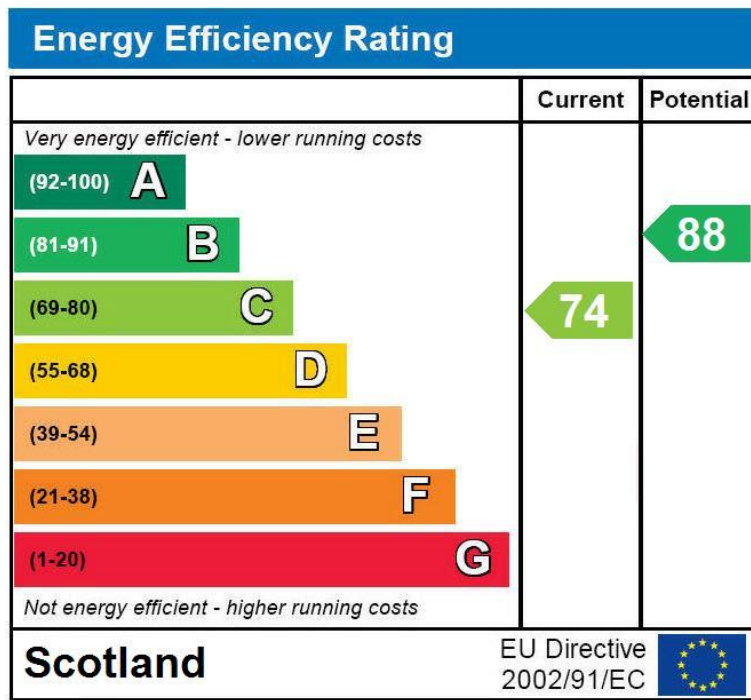
Bedroom 1: 3.30m (10' 10") x 3.10m (10' 2")

Bedroom 2: 3.00m (9' 10") x 2.40m (7' 10")

Bathroom: 1.90m (6' 3") x 1.90m (6' 3")



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.

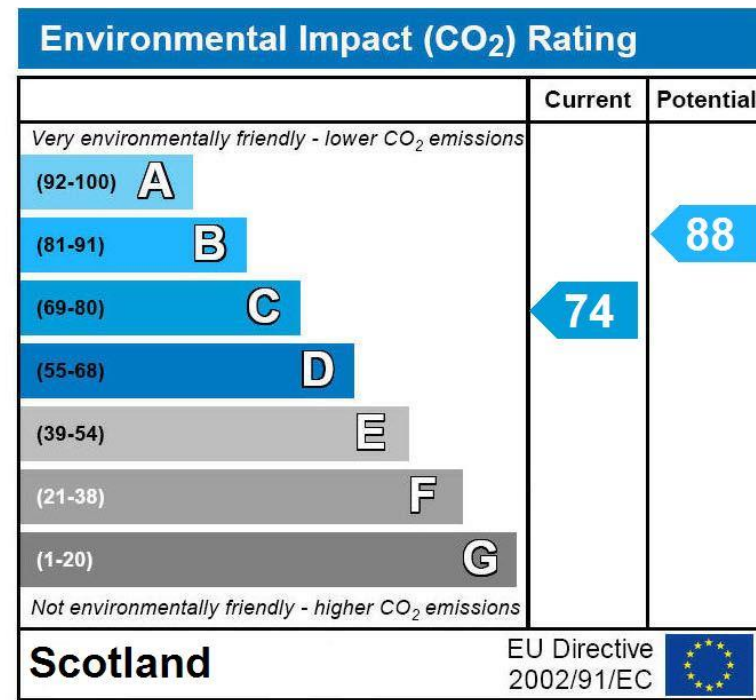


Energy Efficiency Rating

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 (74)**. 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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