



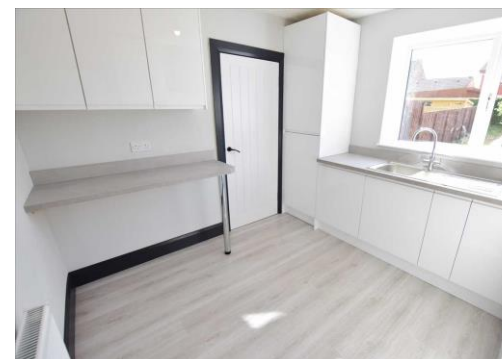
O'Wood Avenue
Holytown, ML1 4TZ

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O'Wood Avenue
Holytown
ML1 4TZ

Semi-detached

3 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- **Stunning home in walk-in condition. Fully refurbished throughout and finished to a high standard**
- **Bright, front facing lounge with grey carpeted flooring**
- **Gorgeous kitchen with white high gloss wall and floor units, grey worktops, and a separate utility store**
- **Fully tiled shower room with chrome towel rail**
- **New carpets and floor coverings and freshly painted throughout**
- **New double glazing, new energy efficient electric central heating system**
- **Large corner plot. Double driveway to front/side. Sizeable, south facing rear garden mostly laid to lawn.**
- **Located in the highly desirable O'Wood area of Holytown, just outside Motherwell**
- **Close to Holytown, Bellshill and Motherwell train stations. Easy access to M8 and M74 motorways.**
- **COUNCIL TAX BAND: B EPC RATING: D**



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O'Wood Avenue, Holytown, ML1 4TZ

Move On are delighted to present to the market this absolutely stunning 3 bedroom semi-detached villa in Holytown - O'Wood Avenue.

This fantastic home has been fully refurbished throughout, finished to an excellent standard, and is in true walk-in condition just ready to put your furniture down! The accommodation features: a front facing lounge; gorgeous, fitted kitchen with white handless wall and floor units, contrasting grey worktops, integrated fridge freezer and oven; separate utility store; 3 double bedrooms; and a fully tiled shower room. There is new double glazing, and a new electric central heating system.

Externally, the property sits on a large corner plot, with a double driveway to the front/side and a sizeable, south facing rear garden which is mostly laid to lawn.

O'Wood Avenue is situated in the sought after O'wood area of Holytown, just outside Motherwell. There are a range of local amenities for day-to-day shopping in Holytown, as well as schools, nurseries, and a train station connecting Glasgow and Edinburgh. For those commuting by car, the M8 and M74 motorways are just a few minutes' drive. Nearby larger towns include Motherwell, Airdrie, Coatbridge, Bellshill, Wishaw and Hamilton.

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ROOM MEASUREMENTS

Lounge: 4.17m (13'8") x 3.76m (12'4")

Kitchen: 3.15m (10'4") x 3.02m (9'11")

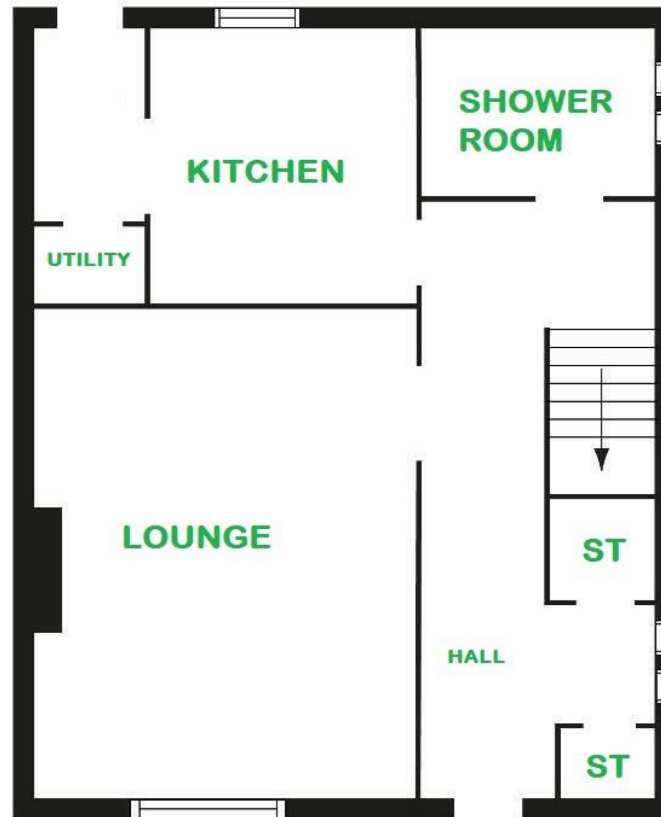
Bathroom: 1.93m (6'4") x 1.68m (5'6")

Bedroom 1: 3.81m (12'6") x 3.10m (10'2")

Bedroom 2: 4.19m (13'9") x 2.84m (9'4")

Bedroom 3: 3.25m (10'8") x 3.07m (10'1")

GROUND FLOOR

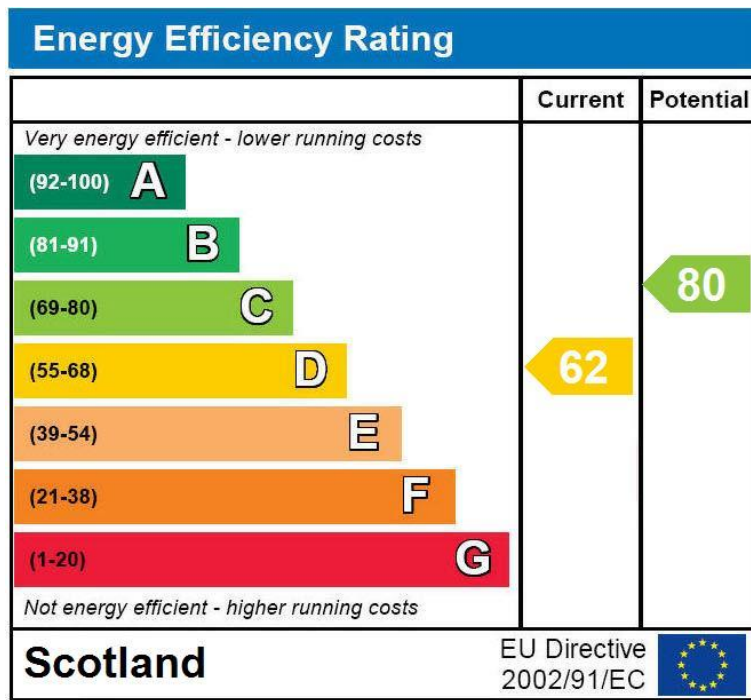


FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans 

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.

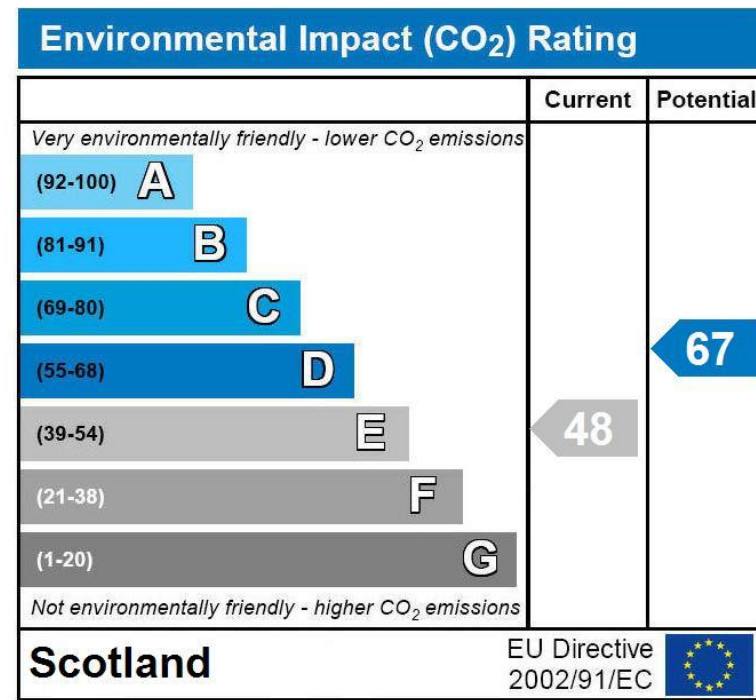


Energy Efficiency Rating

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 D (62)**. 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 E (48)**. 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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