



Millbank Avenue

Bellshill, ML4 2NB

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Millbank Avenue
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End Terrace

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- End terraced
- Bright lounge with carpeted flooring and feature fireplace
- Good sized kitchen
- 2 double bedrooms on the first floor, with fitted storage
- Shower room finished with black mirrored-chip wet-wall panelling
- Corner plot with monoblock gardens to front side and rear. Residents parking area to the side of the property
- Popular location with easy access to Bellshill and Motherwell Town centre
- Close to both Motherwell and Bellshill Train stations which have frequent services to Glasgow and Edinburgh
- Just a few moments' drive to the M8 and M74 motorways as well as the East Kilbride Expressway A725
- COUNCIL TAX BAND: A EPC RATING: D



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Millbank Avenue, Bellshill, ML4 2NB

Move On are delighted to present to the market this 2 bedroom, end terraced home in Bellshill - Millbank Avenue.

The accommodation features: A front facing lounge with carpeted flooring and feature fireplace; good sized kitchen with white wall and floor units, tiled splashback & flooring; and a large storage cupboard; 2 double bedrooms on the first floor, and a shower room finished with black mirror-chip wet-wall panelling. There is gas central heating and double glazing. This is a great opportunity for someone to put their own stamp on a property requiring some cosmetic upgrading.

Externally, there is a fully enclosed and great sized garden area to the front, rear and side which is mostly laid with monoblock, and there is parking for residents and guests.

Millbank Avenue is located in a popular area of Bellshill, just outside the town centre, which has a good selection of local retailers, shops, take-aways, bars and supermarkets. It is also just walk to Bellshill train station, which has frequent services to Glasgow and Edinburgh. Motherwell Town centre is also nearby which has a larger selection of retail and leisure facilities, supermarkets, public transport links and train station. For those commuting by car, there is easy access to the M8, M74 and M73 motorways as well as the A725 East Kilbride Expressway.

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ROOM MEASUREMENTS

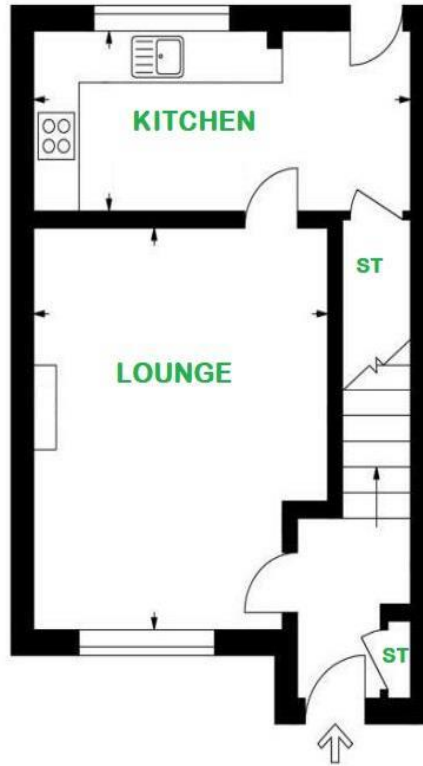
Lounge: 4.50m (14' 9") x 3.90m (12' 10")

Kitchen: 5.00m (16' 5") x 2.00m (6' 7")

Bedroom 1: 4.00m (13' 1") x 3.10m (10' 2")

Bedroom 2: 3.82m (12' 6") x 2.87m (9' 5")

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



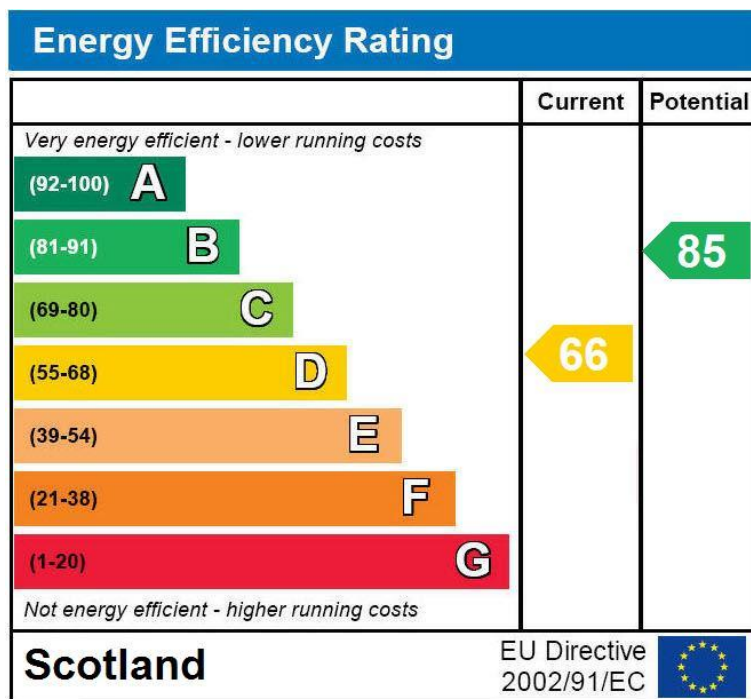
GROUND FLOOR



FIRST FLOOR

Floorplans are indicative only - NOT TO SCALE

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.

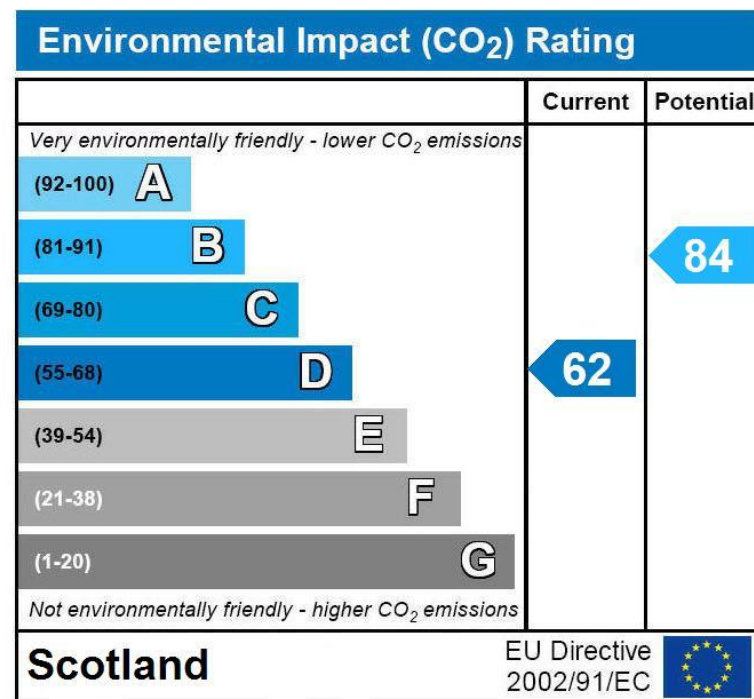


Energy Efficiency Rating

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 (66)**. 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 D (62)**. 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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