



Crawford Street  
Motherwell, ML1 3AD

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Crawford Street  
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Semi

2 Bedrooms  
2 Receptions  
1 Bathroom



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## KEY FEATURES

- **Lovely traditional sandstone semi-detached home**
- **Bright, front facing lounge with high ceiling, laminate flooring and neutral decor**
- **Stunning, recently refitted kitchen with white wall and floor units, feature centre island, and space for dining**
- **Separate utility room**
- **Modern shower room**
- **2 bedrooms on the first floor including a large, full-width master suite**
- **Huge garden to rear with outhouse and parking**
- **Within walking distance of Motherwell town centre, shops bars and restaurants. Catchment area for Glencairn Primary and Dalzell High Schools**
- **Close to Motherwell Train Station, and just a few moments drive from the M74 motorway**
- **COUNCIL TAX BAND: D - EPC RATING: D**



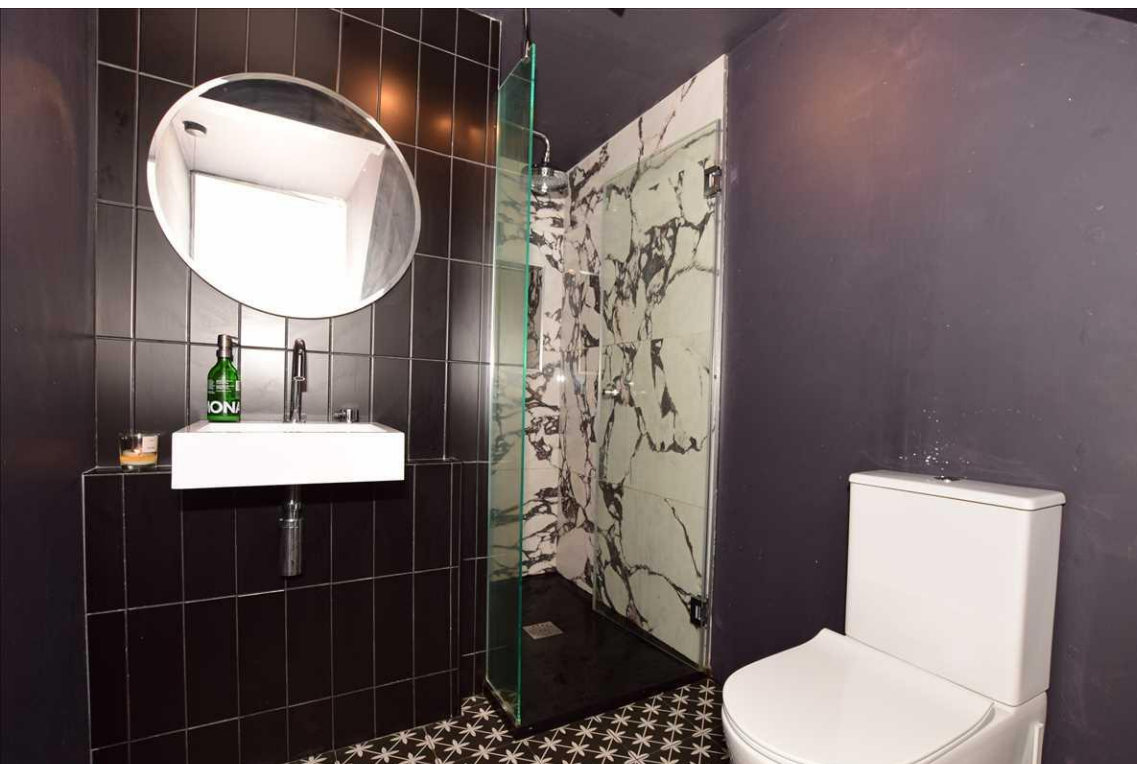
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## Crawford Street, Motherwell, ML1 3AD

Move On are delighted to present to the market this 2 bedroom, traditional sandstone semi-detached home in Motherwell - Crawford Street.

This lovely home has been recently refurbished throughout, and the accommodation features: A bright, front facing lounge, with fresh, neutral decor, high ceiling, and laminate flooring; gorgeous, recently refitted kitchen with white high gloss units, central island, and space for dining; separate utility/laundry room; modern shower room with partial tiling; sizeable master bedroom suite with bay window; and a good sized 2nd bedroom with a feature fireplace and lots of storage space within the eaves.

Externally there is a mature garden to the front with shrubs, plants and trees; and there is an expansive and sizeable garden to the rear which is mostly laid to lawn, with an outhouse for storage, and car-parking area.

Crawford Street is one of Motherwell's most sought after streets, within walking distance to the town centre, and in the catchment area for the highly regarded Glencairn Primary and Dalziel High schools. Motherwell town centre is home to the Brandon Shopping centre which has a large selection of shops and retail outlets as well as major supermarkets, gyms, bars and restaurants. Motherwell train Station is just a short walk from the property too, connecting Glasgow, Edinburgh and London; and for those commuting by car the M74 is just a few moments drive.

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## ROOM MEASUREMENTS

Lounge: 4.40m (14' 5") x 3.90m (12' 10")

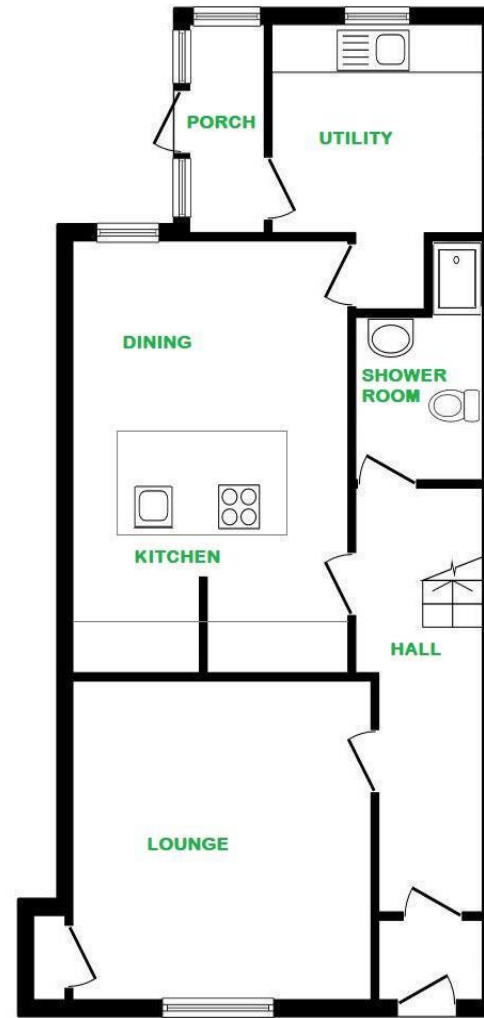
Kitchen: 5.40m (17' 9") x 3.70m (12' 2")

Utility Room: 3.70m (12' 2") x 2.90m (9' 6")

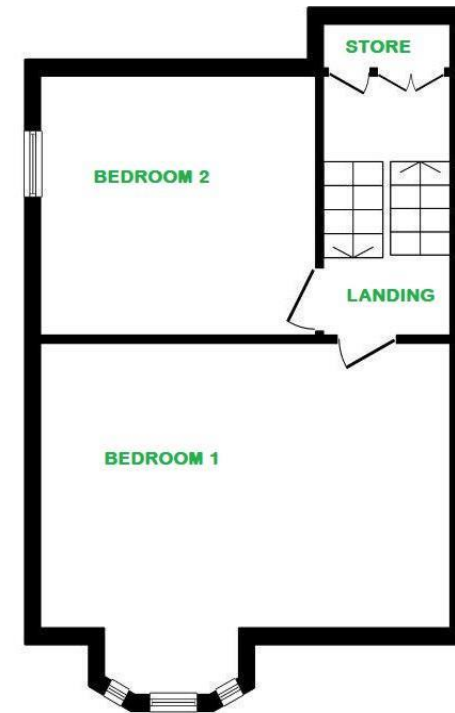
Bedroom 1: 5.50m (18' 1") x 4.80m (15' 9")

Bedroom 2: 3.60m (11' 10") x 2.50m (8' 2")

Shower Room: 3.00m (9' 10") x 1.60m (5' 3")



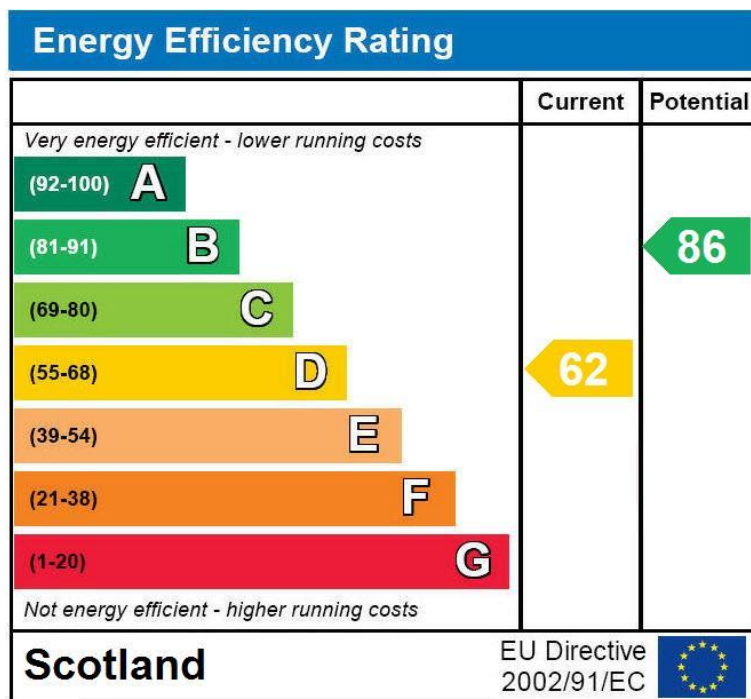
GROUND FLOOR



FIRST FLOOR

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.



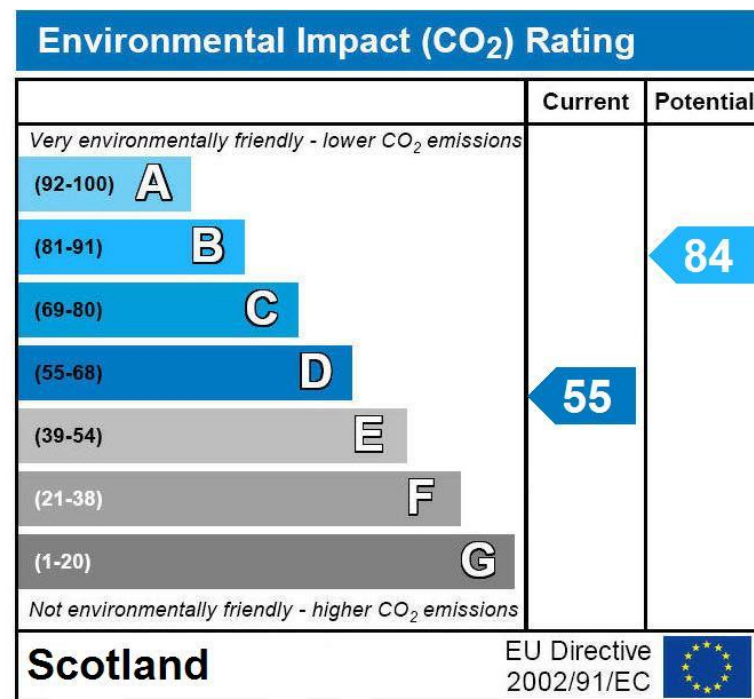


### Energy Efficiency Rating

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 (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (55)**. 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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