

6 Albans Crescent

MOTHERWELL, NORTH LANARKSHIRE, ML1 3RG



Spacious three-bed semi-detached, set in the ever-popular location of Motherwell, garden room/bar, driveway



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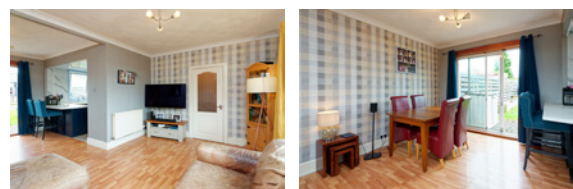
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We are delighted to offer to the market this spacious three-bedroom semi-detached property. This lovely home is set in the popular location of Motherwell and is ideal for any young couple or small family.

THE LOUNGE/DINER



Accommodation comprises a bright entrance vestibule, leading to a hallway and a large semi-open plan lounge/kitchen diner. Given the shape of the room, it would suit a range of furniture configurations. It is immediately apparent the design of the home makes great use of the natural available light to create a bright, free-flowing, living space that is a joy to experience.

THE KITCHEN



The kitchen looks fantastic, finished with a range of units, with an electric oven, gas hob, freestanding washing machine and an integrated fridge freezer. It is clear to see the kitchen has been designed with style and functionality in mind, and it offers a very efficient workspace. The breakfast bar is a great place to sit and enjoy a coffee. The kitchen is filled with natural light and leads into the secure rear garden. The dining area offers plenty of space for entertaining with friends and family.





Upstairs the family bathroom contains a white suite with a shower over the P-shaped bath. There are three spacious bedrooms in this lovely home, two of which have built-in wardrobes and all three have ample space for free-standing furniture.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



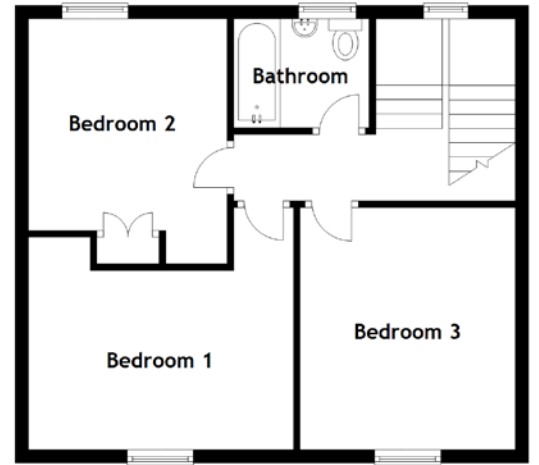
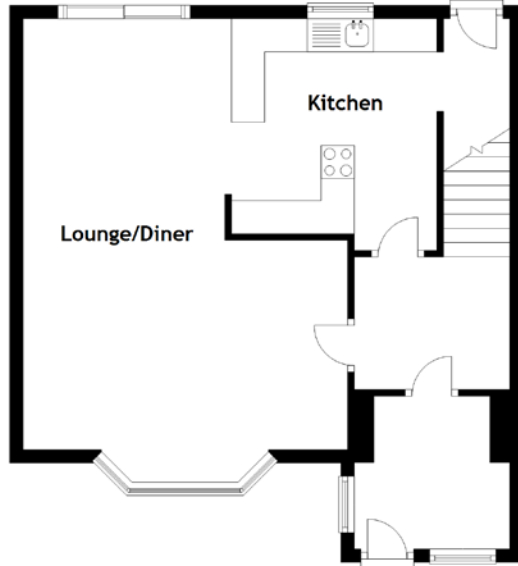
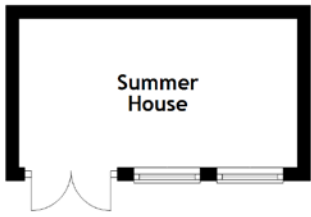
The property is kept warm and comfortable, via the double glazing and gas central heating. The property further benefits from a Garden room/Bar, ideal for storage, it as a home gym space or conversion to a home office/family room if required. Off-street parking is provided on the driveway to the front aspect of the property. The garden has a large deck and enjoys the sun all day long, perfect for those long summer days. It is complete with a sun patio/deck. The rear garden is private, secure, pet and child-friendly and on sunnier days offers a fantastic space to relax.

Early viewing is recommended to anyone looking for a spacious property, set in a great location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.50m (21'4") x 3.05m (10')
Kitchen	3.45m (11'4") x 3.10m (10'2")
Bathroom	2.04m (6'8") x 1.65m (5'5")
Bedroom 1	4.00m (13'1") x 3.75m (12'4")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bedroom 3	3.75m (12'4") x 3.00m (9'10")

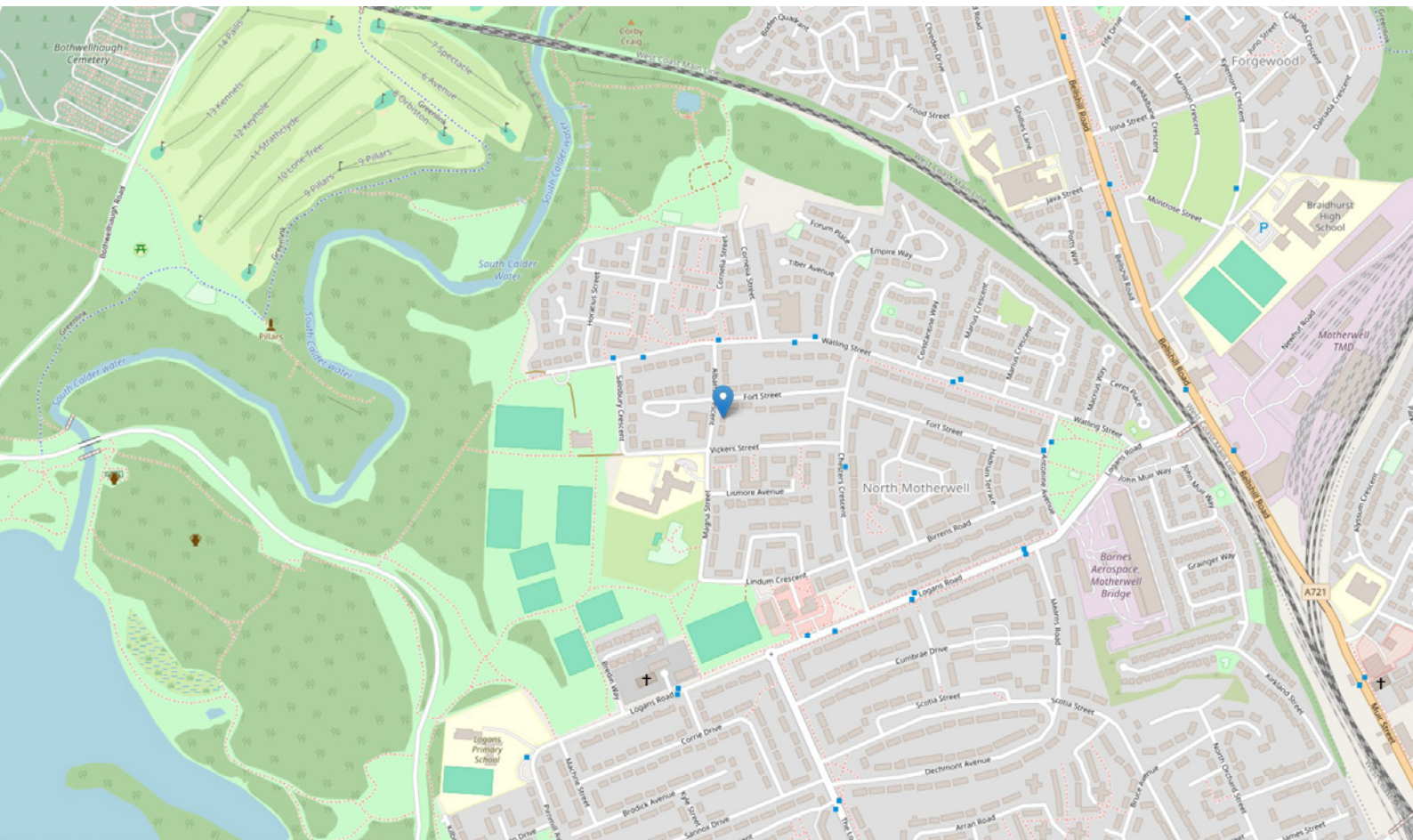
Summer House

4.20m (13'9") x 2.25m (7'4")

Gross internal floor area (m²): 96m²

EPC Rating: D

Extras: Freestanding appliances and furniture may be available by separate negotiation.



THE LOCATION

The large and bustling town of Motherwell in North Lanarkshire, with its population of approximately 59,000, has come a long way from simply being the steel-producing powerhouse of Scotland.





Today with its state-of-the-art Motherwell College and its well-renowned schools it is a great place to call home. Centrally based, with excellent bus, rail and motorway links to the M74 and the M8 it truly is a prime location for living, commuting and enjoying life. Strathclyde Country Park and Chatelherault are very close at hand for relaxing walks and a short car journey on the motorway takes you to the heart of some of Scotland's best shopping centres.



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