





Wishaw

7 Striven Crescent, Wishaw, ML2 0JL

Independent Estates



Directions

From our office travel up to Wishaw Cross and turn right on to Caledonian Road. Continue down to the bottom of Caledonian Road. Go straight ahead at mini-roundabout then take second on your left into Tarbert Avenue. Take second right into Striven Crescent and the property is located on your left hand side.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Hallway	2.47m x 2.08m	Lounge Dining	6.59m x 3.22m
Kitchen	3.21m x 3.18m	Cloakroom WC	1.45m x 1.18m
Upper Landing	1.91m x 1.90m	Bedroom One	4.52m x 3.00m
Bedroom Two	3.82m x 2.73m	Bathroom	2.47m x 1.56m

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Situated in the popular town of Wishaw with all its amenities and transport services which include sports centre, Wishaw General and train station. Striven Crescent has easy access for commuting to Glasgow and Edinburgh via motorway and local transport networks.

Independent Estates are delighted to present to the market this spacious semi-detached villa which offers generous family accommodation arranged over two levels comprising: Entrance to the property via front facing upvc door giving access to entrance hallway. Hallway with laminated flooring gives access to lounge/dining, cloakroom wc and carpeted staircase. Spacious front and rear facing lounge/dining with laminated flooring and rear facing patio doors giving access to rear garden. Rear facing fully fitted kitchen comprising base and wall mounted units, ample work surfaces, vinyl flooring, fitted electric oven, gas hob, extractor and under stair storage cupboard. The kitchen gives access to side facing upvc door giving access to side garden.

Carpeted upper landing gives access to two double bedrooms, bathroom and loft hatch. Bedroom one is front facing with two window formations, fitted storage and carpet. Bedroom two is rear facing with fitted triple fitted wardrobe and carpet. Side facing bathroom comprising three piece suite including low flush wc, wash hand basin, P shape bath, drench shower (over bath), heated towel rail, fully tiled and tiled flooring.

The property boasts full gas central heating and partially double glazed throughout. Front garden is mainly laid to lawn with decorative planted borders and timber fencing. Large double gravel driveway to side providing ample off-street parking. Rear garden is again mainly laid to lawn with timber deck patio and fencing.



Offers Over £93,500