





Overtown

42 Bentfoot Road, Overtown, ML2 0QE

Independent Estates



Directions

From our office travel up Wishaw Main Street and continue through mini roundabout and head towards Waterloo. At next roundabout turn left on to Overtown Road. Take your first right into Bentfoot Road. Take second exit at mini roundabout and the property is situated on your right identified by our for sale board.

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

Lounge	4.52m x 3.16m	Kitchen	2.27m x 2.17m
Dining Area	4.26m x 2.09m	Bedroom One	3.16m x 2.85m
Bedroom Two	3.26m x 2.67m	Bedroom Three	2.19m x 1.52m
Bathroom	1.75m x 1.74m		

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

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Situated in the popular area of Overtown and within a short drive to the Clyde Valley tourist area and Wishaw with all its amenities and transport services. Bentfoot Road has easy access for commuting to Glasgow and Edinburgh via motorway networks.

Independent Estates are delighted to welcome this immaculately presented semi detached villa to the market. The property offers excellent family accommodation arranged over two levels comprising; Entrance to property via side facing door with matching side panel giving access to reception hallway with laminated flooring. The hallway leads to open plan dining area to kitchen, lounge, carpeted staircase and storage cupboard. Bright front facing lounge with front facing windows and fitted carpet. Formal dining area with rear facing patio doors opening into rear garden. Side facing fully fitted contemporary kitchen comprising range of base and wall mounted units, ample work surfaces, integral fridge freezer, electric oven, gas hob and extraction.

Side facing carpeted upper landing leads to two bedrooms, dressing room/bedroom three, bathroom and loft hatch. Bedroom one is front facing with fitted carpet and leads to separate dressing room/bedroom three with front facing window and fitted carpet. Bedroom two is rear facing with fitted wardrobes and carpet. Side facing bathroom comprising low flush wc, wash hand basin with vanity, bath, shower (over bath), fully tiled walls and tiled flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with timber fencing. Large gravel driveway to side provides ample off street parking and leads to detached single garage with up and over door. Private rear garden with large paved patio and astro turf lawn. The rear garden is enclosed via timber fencing.



Offers Over £137,000