

# Fred.

ESTATE AGENTS



## 13 Queens Crescent

Motherwell

### Offers over £150,000



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Located on a quiet residential street in the popular town of Motherwell, this seldom available two-bedroom semi-detached bungalow offers accommodation across one level and sits on an impressive plot that presents excellent potential for future development.

The accommodation comprises an entrance vestibule leading into a welcoming hallway, which connects the main rooms. The lounge is generously sized, featuring a fireplace and ample space for a range of furnishings, making it a comfortable central living area. The breakfasting kitchen, located to the rear, offers direct access to the garden. There are two well-proportioned bedrooms, each benefiting from built-in storage, and a bathroom fitted with a bath and shower over. Additional storage can be found in the loft, providing further scope for enhancement if desired.

Externally, the property enjoys substantial garden grounds to the front and rear. The rear garden in particular offers significant potential for landscaping or future extension, making it an attractive prospect for those wishing to customise their outdoor space. A detached garage and a large driveway provide ample off-street parking, and the home further benefits from double-glazed windows and gas central heating.

Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 providing convenient access to the central belt. The town also offers excellent public transport, with train and bus services providing links to the surrounding areas.

## Viewing

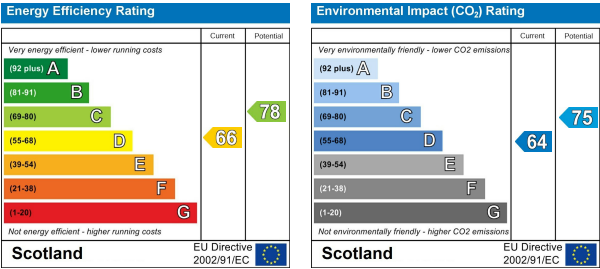
Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

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Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd

## Energy Efficiency Graph



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