



3 Campion Road

Motherwell

Offers over £220,000







Situated within a highly sought after area of Motherwell, this beautiful three bedroom detached property offers well-appointed accommodation arranged over two levels.

Upon entering, you are welcomed into an entrance vestibule with laminate flooring, leading through to a bright, open-plan, front facing lounge featuring an attractive focal fire surround. The lounge flows seamlessly through internal glass doors into a generously sized kitchen/dining area, fitted with floor units and a freestanding range-style cooker. French doors open directly onto the rear garden, creating an excellent space for everyday living and entertaining.

Off the kitchen is a convenient utility area, which also provides access to the integral garage that has been converted into an additional sitting room, offering flexible living accommodation.

On the upper level, the hallway leads to three well proportioned bedrooms, all with laminate flooring and ample space for furniture. The master bedroom benefits from a lovely en-suite shower room, while the remaining bedrooms are served by a lovely family bathroom featuring a back-to-wall WC and vanity sink combination, along with a bath and overhead shower, finished with stylish wet-wall panelling.

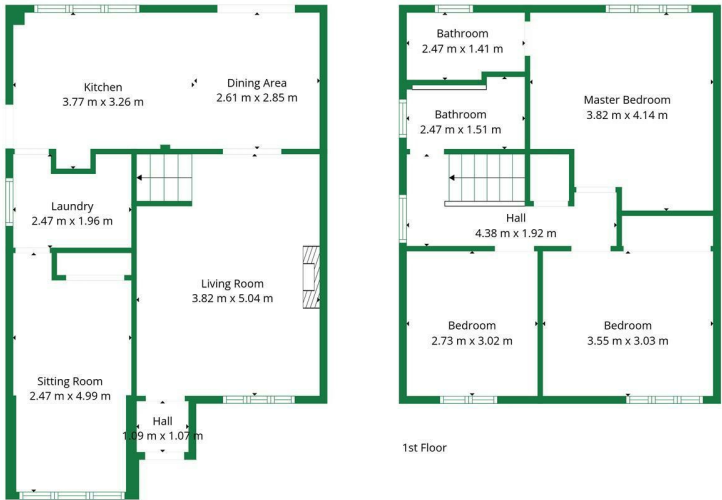
Further highlights include double glazed windows, a monoblock driveway, and well-maintained front and rear gardens with a mix of paving and lawn areas.

Ideally positioned close to Motherwell town centre where you will find a wide range of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 & M8 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. Strathclyde Park is also within easy reach, offering an array of outdoor and recreational activities.

Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



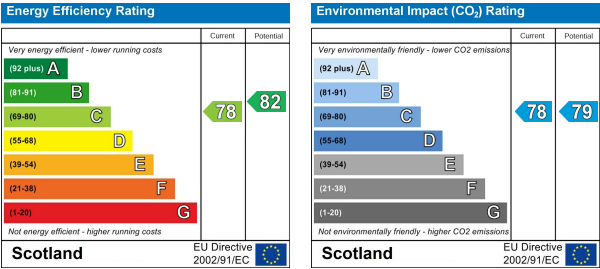
Ground Floor



TOTAL: 108 m²
Ground floor: 57 m², 1st floor: 51 m²
EXCLUDED AREAS: WALLS: 9 m²



Energy Efficiency Graph



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