



## 44 Lewis Avenue

, Wishaw, ML2 8XF

**Offers over £150,000**

Situated in an ever popular development within Cambusnethan, this immaculate extended semi detached villa is very well presented and offers an excellent level of accommodation to a wide range of buyers.

Formed over two levels the property comprises a spacious bright lounge with feature fireplace, modern kitchen with integrated appliances, bright Family Room with Patio Doors overlooking and offering access to the private landscaped rear garden and a cloakroom/wc.

On the upper level are two good sized bedrooms with storage and shower room.

Internally the house benefits from double glazing and gas central heating.

The private and enclosed rear garden has been landscaped for easy maintenance with paved patio and chipped areas with a raised decked seating area, perfect for relaxing and entertaining!

Further benefits include a monoblocked front and drive.

Lewis Avenue is situated in a popular residential estate, a few minutes drive from Wishaw Town Centre where all day-to-day requirements can be catered for, including various public transport links. For the commuter, the M8 and M74 motorway networks allows fast, easy access to Glasgow, Edinburgh and all points beyond.

EPC C

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

- Immaculate & Extended Semi Detached Villa
- Family Room with Patio Doors to Rear
- Modern Fitted Kitchen with appliances
- Two good sized Bedrooms with storage
- Lovely Enclosed Private Rear Garden with Raised Decked Area
- Driveway providing off street parking
- Downstairs wc



2



2



2



## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.