



Semi-Detached Bungalow

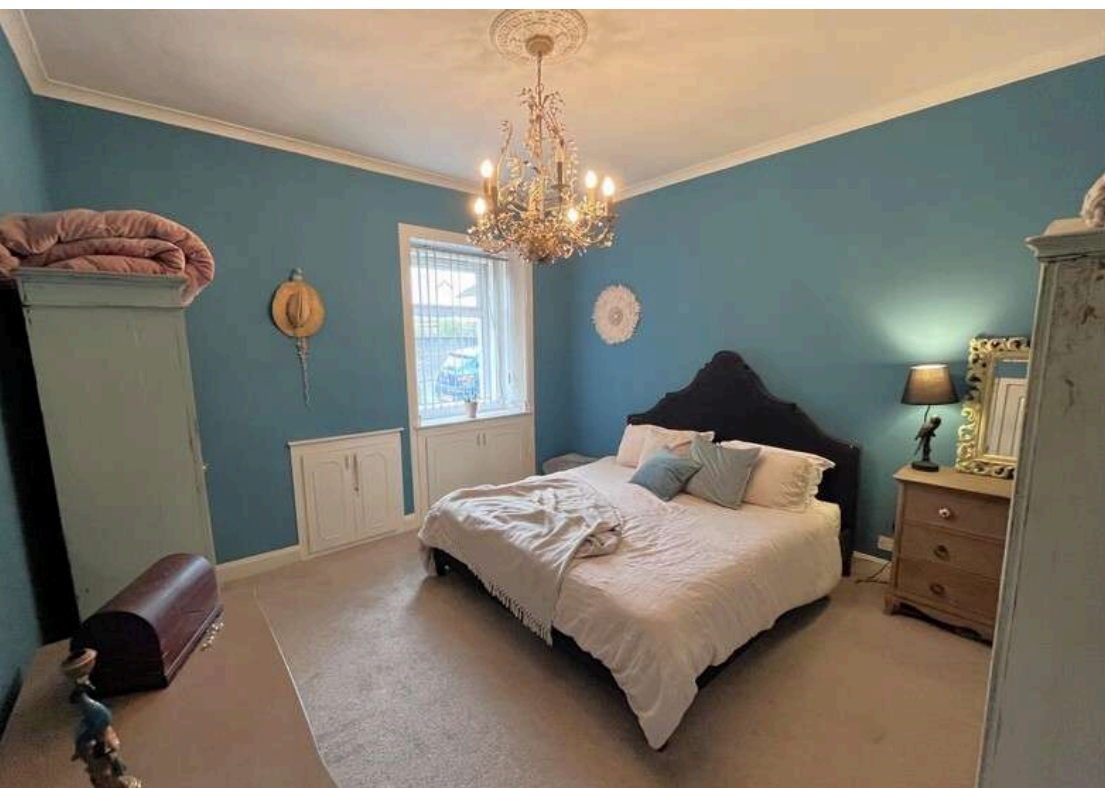
40 Church Street, Coatbridge, ML5 3EB

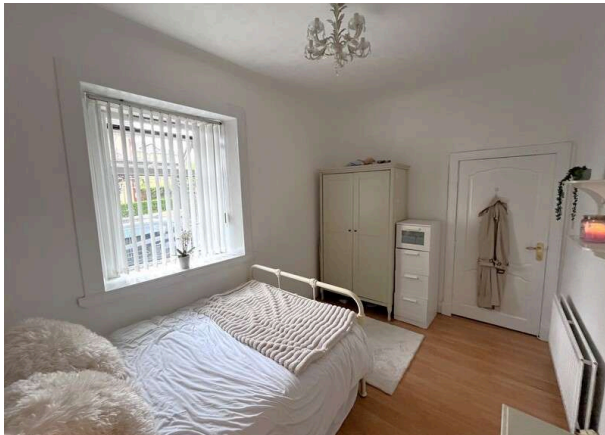
Offers Over £210,000



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Description

This charming semi detached bungalow offers superb accommodation to suit a variety of buyers and lies close to a host of local amenities.

There are fabulous gardens to the rear and a driveway providing off street parking. Inside the property boasts stylish & contemporary decor, high quality flooring and modern fixtures and fittings.

An entrance vestibule leads to the reception hall which links to all rooms. A deep cupboard affords useful storage space and a ceiling hatch with pull down ladder leads to the attic which is partially floored and provides further extensive storage space.

There are two generously proportioned bedrooms with deep window projections adding additional depth. To the rear of the property is comfortable and cosy lounge open plan to lovely dining space with picture window to the rear. The focal point of this reception room is the feature marble fireplace. Doors to the rear of the lounge lead to the conservatory providing another versatile living space and linking to the garden. The dining kitchen is also of excellent proportion with ample space for a dining table & chairs. There are a range of wall and base units with integrated hob, oven and grill. Window formations to the side and rear lend light and a door provides direct access to the rear gardens. The bathroom has been beautifully refurbished in recent times complete with stylish suite and over bath shower. The ornate floor tiles contrast with the neutral toned wall tiles and white suite.

The windows of this property are double glazed and there is a gas fired central heating system, the combination boiler housed in the attic.

Externally a gated driveway runs to the side elevation and leads to a single garage. Worth particular mention are the mature gardens to the rear with extensive lawns and patio offering a wonderful outdoor space to be enjoyed.

40 Church Street enjoys an excellent position just a short walk from the town centre and a range of high street shops, supermarkets, cafes, bars and restaurants. There are a number of local Nurseries, Primary Schools and Secondary Schools. Coatbridge Sunnyside and Coatbridge Central Train Stations are also within short walking distance and there are convenient local bus routes. Those travelling by car have excellent road links to the surrounding areas and M8 motorway.



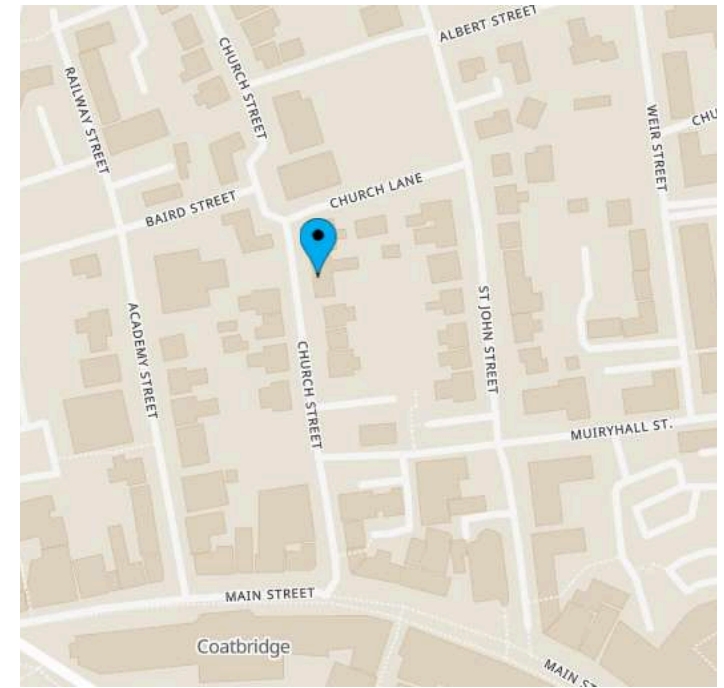
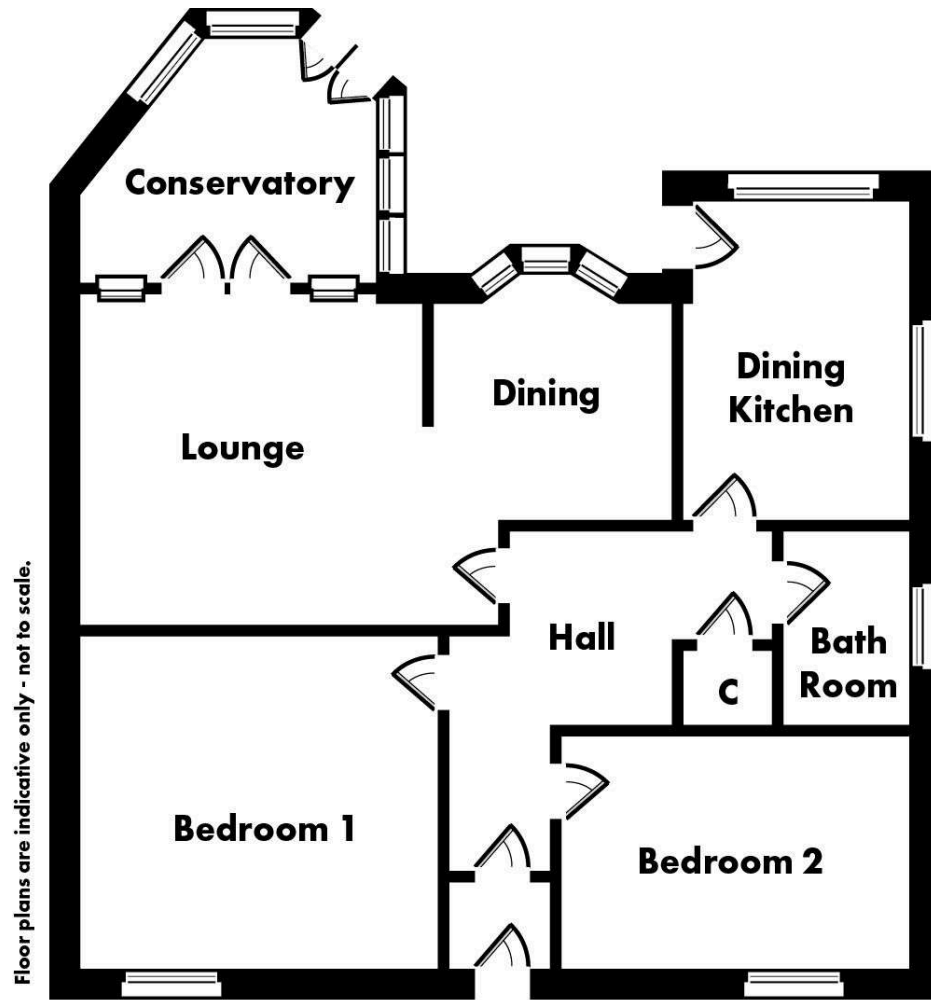
Room Dimensions

Entrance Vestibule	1.45 m x 1.12 m / 4'9" x 3'8"
Reception hall	2.97 m x 2.84 m / 9'9" x 9'4"
Lounge/dining room	4.95 m x 5.94 m / 16'3" x 19'6"
Dining Kitchen	5.64 m x 3.23 m / 18'6" x 10'7"
Bedroom 1	3.86 m x 4.06 m / 12'8" x 13'4"
Bedroom 2	3.86 m x 2.74 m / 12'8" x 9'0"
Bathroom	1.80 m x 2.21 m / 5'11" x 7'3"
Conservatory	3.28 m x 3.35 m / 10'9" x 11'0"

EPC: D

Features

Charming semi detached bungalow
 Stylish & contemporary decor
 Two double bedrooms
 Fabulous lounge open plan to dining room
 Beautifully refurbished bathroom
 Dining kitchen
 Conservatory
 Mature gardens
 Short walk to host of local amenities
 Excellent transport links



TRAVEL DIRECTIONS

Travelling along Bank Street towards Coatbridge town centre continue to the roundabout and take the third exit onto Main Street. Proceed as the road curves to your left and continue onto Church Street. This property is found near the top of the hill on your right hand side.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

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