

**FOR SALE**



**Wilberforce Road , West End**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £160,000**

  
**MARTIN&CO**



This two bedroom property conveniently positioned in the West End district of Leicester, offers two reception rooms, with galley style kitchen. The first floor includes two bedrooms in addition to the family bathroom. Outside the home has a garden laid mainly to lawn with access to the front of the home direct from the pavement.

- WEST END LOCATION
- MID TERRACED HOUSE
- TWO BEDROOMS
- RECEPTION ROOM
- FITTED KITCHEN
- DOUBLE GLAZED WINDOWS
- REAR GARDEN



**RECEPTION ONE** 13' 72 (into bay) " x 11' 9" " (5.79m x 3.58m) Entry to the home is into reception one , which benefits from a bay front window and in turn gives access to the second reception via an inner lobby.



**BEDROOM ONE** 13' 7" " x 11' 9" " (4.14m x 3.58m) Having the benefits of a bay window overlooking the front aspect and an inset fire grate within the chimney breast.

**RECEPTION TWO** 15' 1" " x 11' 9" " (4.6m x 3.58m) Giving access to understairs storage, stairs to first floor accommodation and into the galley kitchen. The room benefits from views to the rear aspect.

**BEDROOM TWO** 11' 9" " x 15' 1" " (3.58m x 4.6m) Offering views to the rear aspect via a window, Further features include an inset fire grate and benefits include an overstairs linen storage cupboard.

**KITCHEN** 13' 0" " x 6' 8" " (3.96m x 2.03m) With views to the side aspect. The kitchen offers an extensive range of wall and base units with contrasting work surface over. Additional space and plumbing for white goods. Further benefit includes a pedestrian door to the side aspect leading to the rear garden.

**FAMILY BATHROOM** 6' 10" x 13' 0" " (2.08m x 3.96m) The family bathroom offers a three piece suite with side panel bath, low level WC and pedestal wash hand basin. The bathroom has an opaque rear facing window and benefits from painted wood stripped floor.

**REAR GARDEN** Set within a red brick walled garden this patio space has been finished with artificial turf, and benefits from an outdoor storage and a purpose built canopy shelter area, ideal for outdoor dining or additional storage.





## Martin & Co Leicester

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