

**FOR SALE**



**Shackerdale Road, Leicester**

**2 Bedrooms, 1 Bathroom, Flat**

**Asking Price Of £60,000**

**MARTIN&CO**



- LOCATION - WEST KNIGHTON
- LEICESTER CITY COUNCIL
- APARTMENT
- OPEN PLAN LIVING
- REFURBISHMENT REQUIRED
- COUNCIL TAX BAND - A
- EPC - A

**PROPERTY DESCRIPTION** In need of modernisation this conveniently located two bedroom apartment is competitively priced to sell. Further accommodation includes a lounge, kitchen and separate bathroom. Positioned on the first floor above a shopping area and benefiting from access to local transport routes and further amenities.

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**BEDROOM 12' 1" x 6' 6" (3.68m x 1.98m)** With window to the rear aspect of the home.

**BEDROOM ONE 12' 1" x 9' 11" (3.68m x 3.02m)**  
Benefiting from a window to the rear aspect of the home.

**INNER HALLWAY** Benefiting from two storage cupboards and leading to each room of the accommodation in turn.

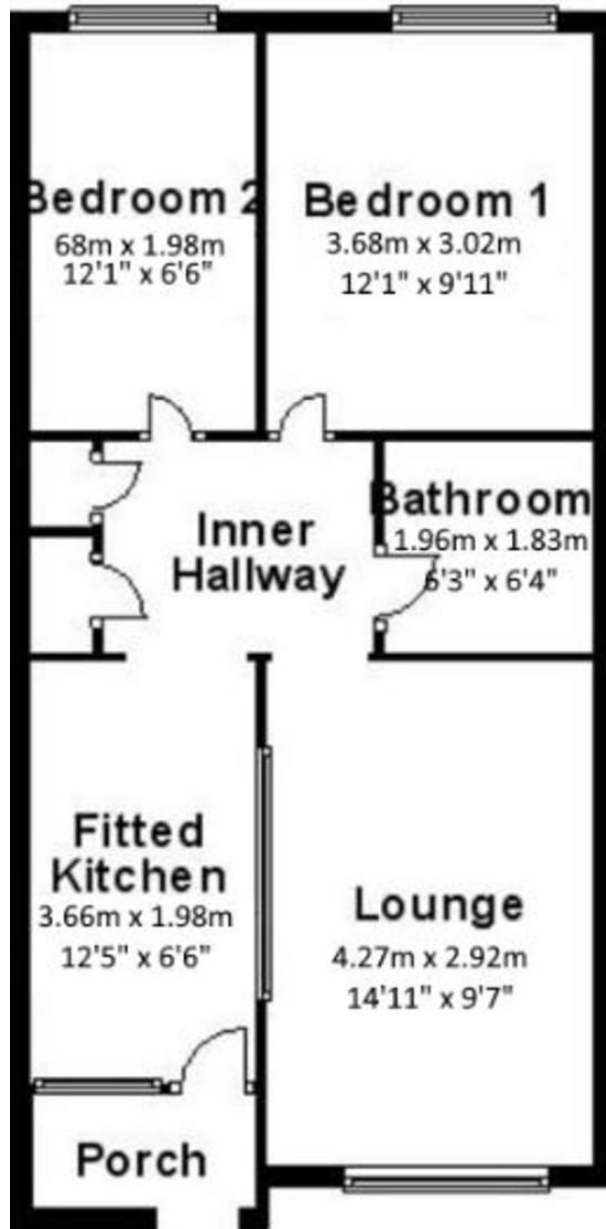


**LOUNGE 14' 11" x 9' 7" (4.55m x 2.92m)** Measuring almost fifteen feet the lounge offers a generous space for relaxation and entertaining friends and family. The lounge offers a window to the front elevation.

**FITTED KITCHEN 12' 5" x 6' 6" (3.78m x 1.98m)**  
Access to the home is via the kitchen from the utility porch and offers views to the front of the home. Though in need of updating the room currently offers a range of wall and base units with worksurface over and space and plumbing for other household appliances.



# First Floor



## Martin & Co Leicester

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.