



Fieldgate Crescent, Birstall, LE4



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Guide price £300,000



Key Features

- Three Bedroom Semi Detached Home
- Popular 'Gates' Development in Birstall
- Larger Than Normal Rear Garden
- Gas Central Heating (Boiler Fitted 2021)
- Replaced Double Glazing
- Perfect For Growing Families
- EPC rating TBC





AMAZING POTENTIAL - Boasting a larger than normal garden at the rear not overlooked from beyond, fall in love with this traditional bay fronted three bedroom semi detached home offering incredible potential for extension and renovation and would ideally suit a growing family due to being within walking distance to local school. Situated on the fringes of the popular village of Birstall, the well proportioned layout includes a useful entrance porch, entrance hallway, through lounge diner, conservatory and kitchen. Upstairs you will find three bedrooms and family bathroom. The plot offers ample parking, single garage and the aforementioned rear garden. Featuring gas central heating (boiler fitted in 2021), and replaced double glazing throughout, the accommodation offers a wide range of attractive attributes desired by many prospective purchasers and an early viewing is therefore strongly recommended to avoid disappointment.

Ground Floor

The accommodation is entered via a useful porch with an internal door opening into the welcoming entrance hall with stairs up to the first floor, tiled flooring and doors to the majority of the downstairs accommodation. The reception room enjoys an abundance of natural light provided by a half bay window to the front elevation, with ample space for both formal dining and comfortable sitting, gas fireplace, characterful picture rails and sliding doors leading to the conservatory extension providing extra downstairs living space with views of the rear garden. The kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in oven, four ring gas hob, inset 1.5 sink and drainer with mixer tap and space for an under counter appliance. With a useful pantry, rear elevation window and side access door to the driveway.

First Floor

Moving upstairs you will find three practical bedrooms, two of which are comfortable doubles and feature built in wardrobes. Completing the first floor is the family bathroom fitted with a three piece suite comprising a bath, pedestal wash hand basin and WC, with complementary tiling and a rear elevation window.

Outside

Situated in a popular residential location, the larger than normal plot firstly offers a driveway to the front providing off road parking and leading alongside the property to the rear where a detached single garage can be found measuring 6.20 x 3.35m and boasting a replaced door and replaced roof (2023). Gated access leads through to the split level mainly laid to lawn garden not overlooked from beyond. Featuring a variety of plants and shrubbery and a patio area perfect for outdoor entertaining.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

In line with current money laundering regulations,





prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



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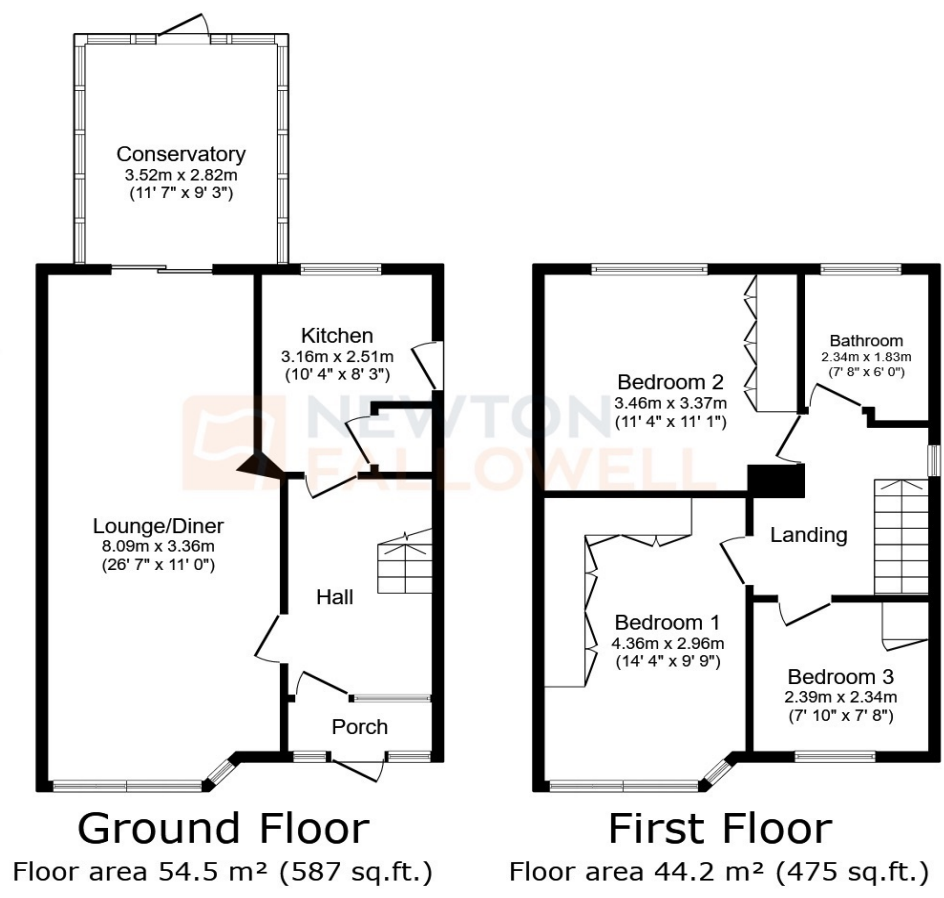
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Free Property Valuations

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TOTAL: 98.7 m² (1,062 sq.ft.)

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