



Long Meadow Way, Birstall, LE4





£240,000



## Key Features

- Two Double Bedrooms
- Semi Detached Home
- Available With No Upward Chain
- Ground Floor WC
- Gas Central Heating & Double Glazing
- Popular Residential Location
- EPC rating TBC
- Freehold







AVAILABLE WITH NO CHAIN! - An ideal first time buy or investment, fall in love with this 'Jelson Homes' constructed two double bedroomed semi detached home situated on the popular 'Hallam Fields' development in Birstall, well placed for access to major road links and nursery and primary schools. Boasting privately owned solar panels, the gas centrally heated accommodation includes an entrance hall, ground floor wc, kitchen and lounge diner. On the first floor are two full width double bedrooms and a bathroom. Outside there is a driveway to the side providing off road parking with lawned gardens to the front and rear. An early viewing is strongly recommended to avoid disappointment.

### Accommodation

Entered under a covered porch, a front entrance door opens into the:

### Entrance Hallway & Ground Floor WC

Presented with carpet flooring, the entrance hall offers a staircase rising to the first floor and a central heating radiator. Doors give access to all of the downstairs accommodation including a downstairs WC fitted with a two piece suite comprising a pedestal wash hand basin and wc, with a central heating radiator, window to the front elevation and a consumer unit.

### Kitchen

Fitted with a contemporary range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer, built in 'AEG' oven, 'AEG' four ring gas hob with extractor hood above, concealed central heating boiler and space for a fridge freezer and washing machine. There is also a window to the front elevation with a fitted blind.

### Lounge Diner

Affording space for both dining and comfortable

sitting, the reception room is presented with carpet flooring. There is also a central heating radiator, useful storage cupboard and patio doors with opening out into the rear garden.

### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, central heating radiator and a hatch to the insulated loft space.

### Bedroom One

A full width double room offering a window to the rear elevation with carpet flooring, TV point and a central heating radiator.

### Bedroom Two

Another double room offering a window to the front elevation with carpet flooring, central heating radiator and a built in cupboard.

### Bathroom

Fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin and wc, with a heated towel rail.

### Outside

Situated on the popular 'Hallam Fields' development in Birstall, the plot offers a lawned front garden with a pathway to the front door and a driveway to the side providing off road parking. Gated access leads to the mainly laid to lawn garden featuring a patio area ideal for outdoor entertaining and fencing to boundaries.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



## Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

## Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.











