



Colindale Avenue, Birstall, LE4



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Guide price £280,000



Key Features

- Three Bedroom Semi Detached Home
- Larger Than Average Corner Plot
- In Need of Modernisation
- Available With No Upward Chain
- Within Walking Distance to Local Shops & Amenities!
- Extended to Rear
- EPC rating F
- Freehold





EXCITING REFURBISHMENT PROJECT! – In need of internal modernisation, walk in and be surprised by this traditional three bedroom semi detached property perfect for growing families or investors and is offered to the market with no upward chain. Rare to the market, the accommodation consists of an entrance hall with storage, l-shaped lounge diner and kitchen extension, with stairs rising to the first floor landing which gives access to three bedrooms and a bathroom. The property occupies a convenient position being within walking distance to local amenities and schooling, with the larger than normal plot boasting lawned gardens to the front, side and rear as well as having a driveway providing off road parking. Boasting incredible potential for extension subject to necessary consent, an early viewing is highly recommended to avoid disappointment.

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

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.

Referrals

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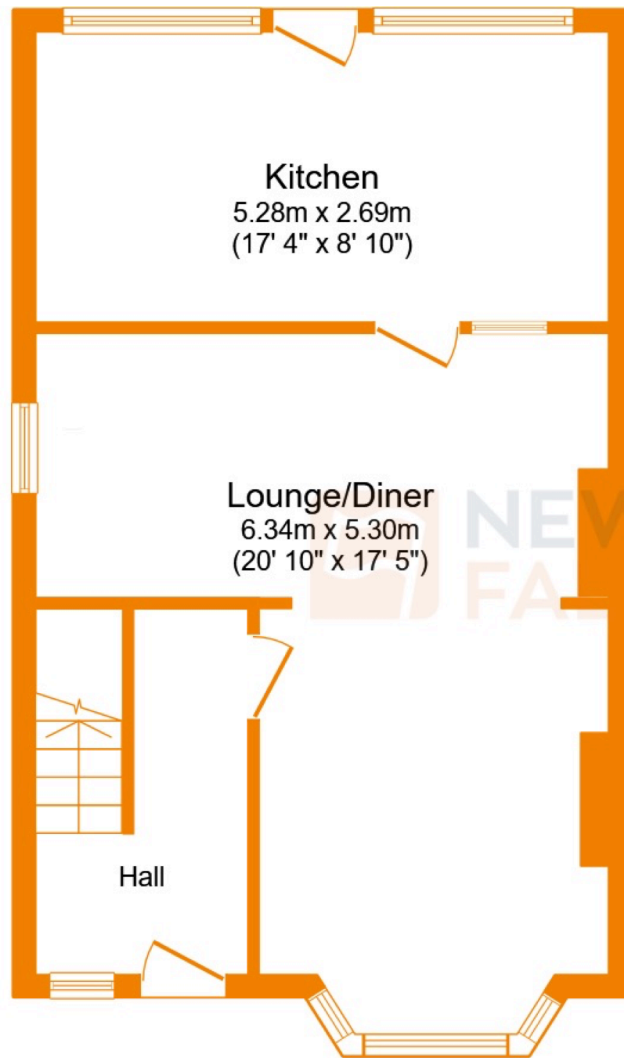
Free Property Valuations

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

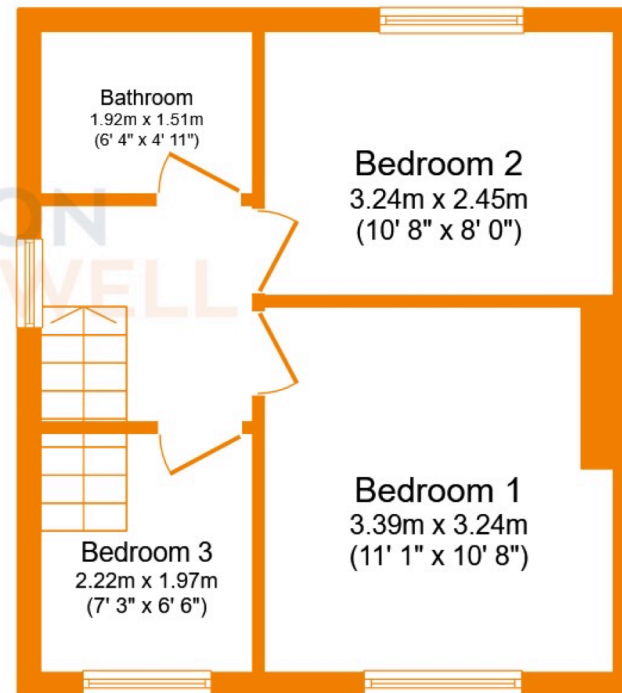








Ground Floor



First Floor

