



Bramley Road, Birstall, LE4

 6  2  1

£335,000



Key Features

- Five/Six Bedrooms
- Extended Semi Detached Home
- Popular Family Friendly Location
- Within Walking Distance to Schooling & Amenities
- Driveway & Garage
- Available With No Upward Chain
- EPC rating TBC
- Freehold





EXCITING REFURBISHMENT PROJECT! - In need of internal modernisation, walk in and be surprised by this significantly extended five/six bedroom semi detached property perfect for growing families or investors and is available with no upward chain. Rare to the market, the accommodation consists of an entrance porch and hall, lounge diner, breakfast kitchen, downstairs bedroom/reception room and bathroom, with stairs rising to the first floor landing which gives access to five bedrooms and a bathroom. The property occupies a convenient position being within walking distance to local amenities and schooling, with the plot boasting lawned gardens to the front and rear as well as having a driveway providing off road parking and single garage. Boasting incredible potential for renovation subject to necessary consent, an early viewing is highly recommended to avoid disappointment.

Ground Floor

Upon entering the property, you are welcomed into an entrance porch that leads through to the main hallway, where a staircase rises to the first floor. From here, you can access the spacious living area and breakfast kitchen, which, while in need of some modernisation, benefits from a fitted bench. The full-length reception room provides ample space for both formal dining and relaxed seating, enhanced by an abundance of natural light from dual-aspect windows. Additionally, the ground floor features a versatile bedroom that could also serve as an extra reception room, with convenient access to a bathroom fitted with a three-piece suite.

First Floor

Upstairs, the landing leads to five bedrooms, including two practical sized double rooms. The family bathroom completes the first floor and features a three-piece suite with a bathtub, washbasin, and WC.

Outside

Situated within walking distance to local amenities and schooling, the plot is set behind hedging with a driveway providing off road parking with access to a useful store as well as an integral garage measuring 5.10m x 2.29m. To the rear is a mainly laid to lawn garden with a patio area adjacent to the accommodation ideal for outdoor sitting.

PLEASE BE AWARE

Please Note: Probate is currently being awaited. Completion of any sale will be subject to the grant of probate being obtained. All interested parties are advised to consider this as part of their timelines.

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

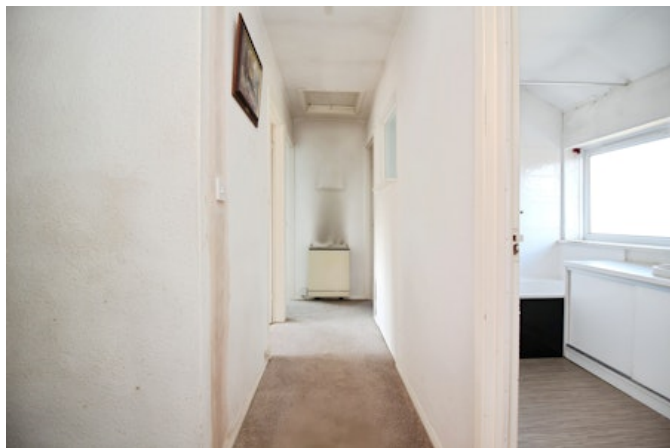
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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 firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

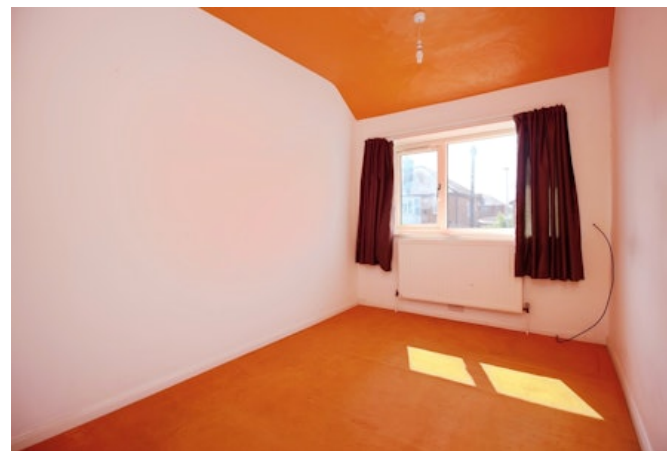
Referrals

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 MAB 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.

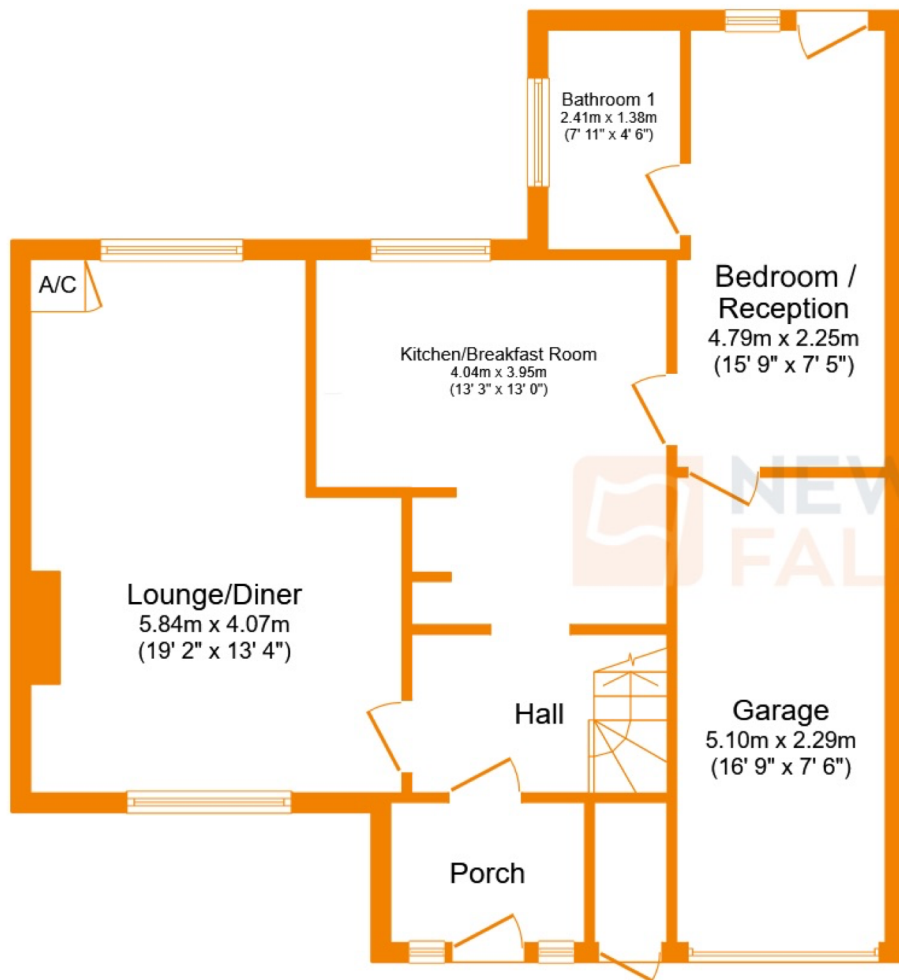
Free Property Valuations

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

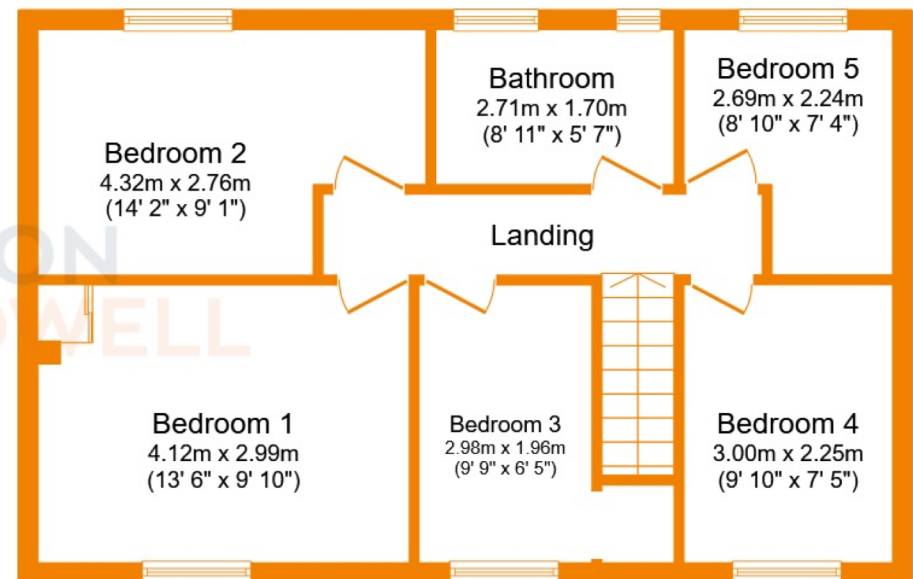








Ground Floor



First Floor

