



Cliffe Road | Birstall

KEY FEATURES:

- A double fronted detached home, located in the highly desirable village of Birstall.
- Generous landscaped private rear garden
- Located on a private road in a highly sought after part of the village
- Bright and airy living room with bay window
- Further reception room on the ground floor that could serve as a further bedroom with ground floor bathroom
- Two double bedrooms to the first floor as well as further room/study area
- Internal inspection highly recommended to appreciate the opportunity available



PROPERTY DESCRIPTION:

Creightons Estate Agents are pleased to present this double fronted traditional detached extended home situated in the sought-after village of Birstall. The property offers potential for further improvement and extension (Subject to usual planning regulations.)

LOCATION

Birstall is a charming village situated just three miles north of Leicester city centre, within the Charnwood borough of Leicestershire. It is the largest village in Charnwood and part of the wider Leicester urban area. The village offers a range of amenities, including supermarkets, a garden centre, various shops, and several schools. It is also home to scenic green spaces such as Watermead Country Park, featuring lakes and recreational areas. The Grand Union Canal runs along the eastern side of the village, enhancing its picturesque setting. Known for its rich history and community spirit, Birstall is an ideal place to reside.







GROUND FLOOR

Upon entering, you are welcomed by an entrance hallway. To the right, the spacious lounge offers a comfortable area to relax with bay window overlooking the front of the home. Located to the rear of the home is the kitchen overlooking the rear garden. To the left off the hallway, is a ground floor reception room previously used as a bedroom with a bathroom to the rear offering a versatile space depending on your family needs.

FIRST FLOOR

The first floor comprises two generously sized double bedrooms with a further area that could be used as a home office. The family bathroom features a panelled bath with tiling, a shower over the bath, wash hand basin and a WC.

OUTSIDE

The rear garden is generously sized, mainly laid to lawn and thoughtfully designed for relaxation and practicality. It features a patio area ideal for outdoor dining and entertaining, leading to a lawn area with mature trees.





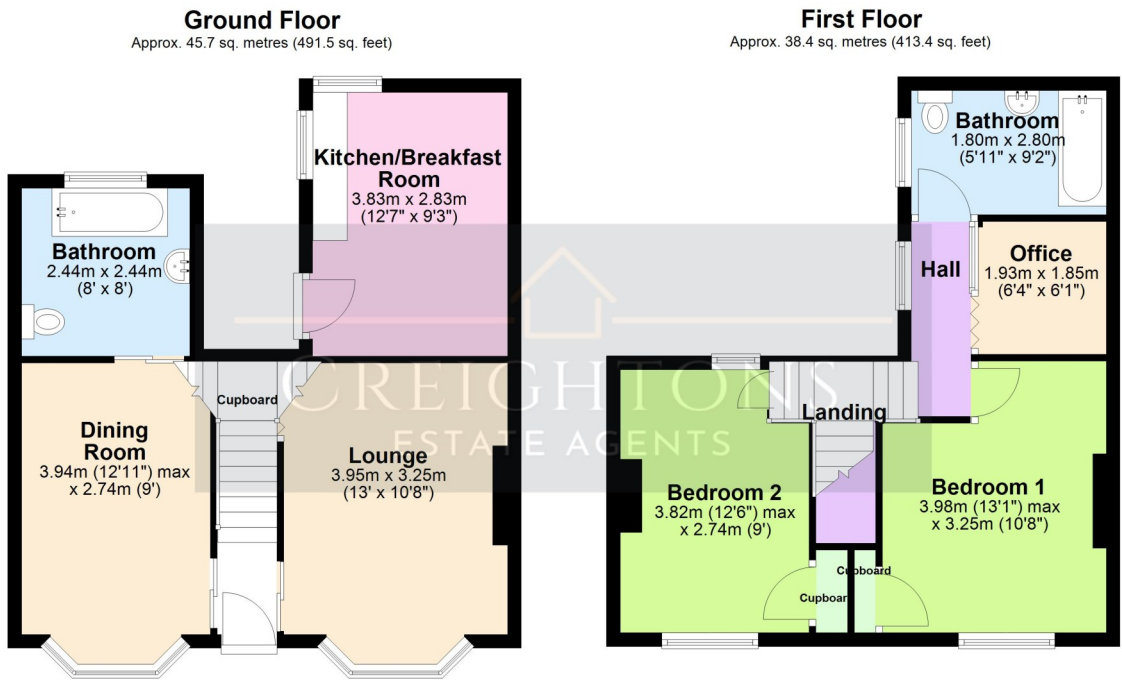
Cliffe Road| Birstall | Leicestershire

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C



Total area: approx. 84.1 sq. metres (904.9 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

47 Cliffe Road, Birstall

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



