

Holdings

A Modern Estate Agent



11 Denegate Avenue

Birstall, Leicester, LE4 3GH

£279,950



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Birstall is a large village located around 3 miles north of Leicester City Centre. The village offers a wealth of retail and leisure opportunities and there are several local state and independent schools in the area. The property is situated in a highly convenient location, with easy access to the M1 and A6, offering routes to many countrywide destinations.

The property has cavity wall insulation, enhanced loft insulation, a high-efficiency Worcester boiler, new radiators, a newly installed decking in the garden, gas and electrical safety certificates, a new water meter, a new shower, and newly installed UPVC fascias and guttering.

Upon entering the property there is a partially glazed porch, this leads into a bright hallway providing access to the lounge/diner and kitchen. Stairs lead to the first-floor landing from where you can access all three bedrooms and the bathroom. The Lounge / Diner is a great space for all the family to enjoy and has a focal fireplace and large windows overlooking the front and rear garden. The Kitchen is fitted with an array of units, door to side elevation, inset sink, oven and hob and useful storage cupboard.

At the front of the property there is off road and a garage that could be converted into an extra room subject to consents, which has also been used as a former utility area with plumbing and electrics. At the rear of the property the fully enclosed garden which has a large decking area and lawn space.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



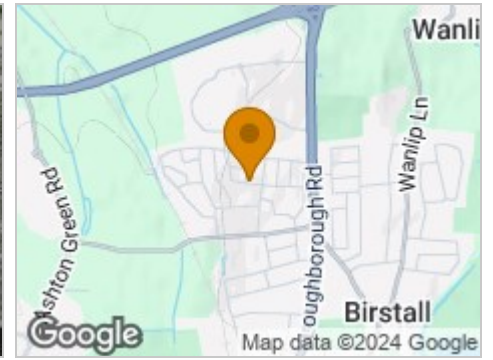
Road Map



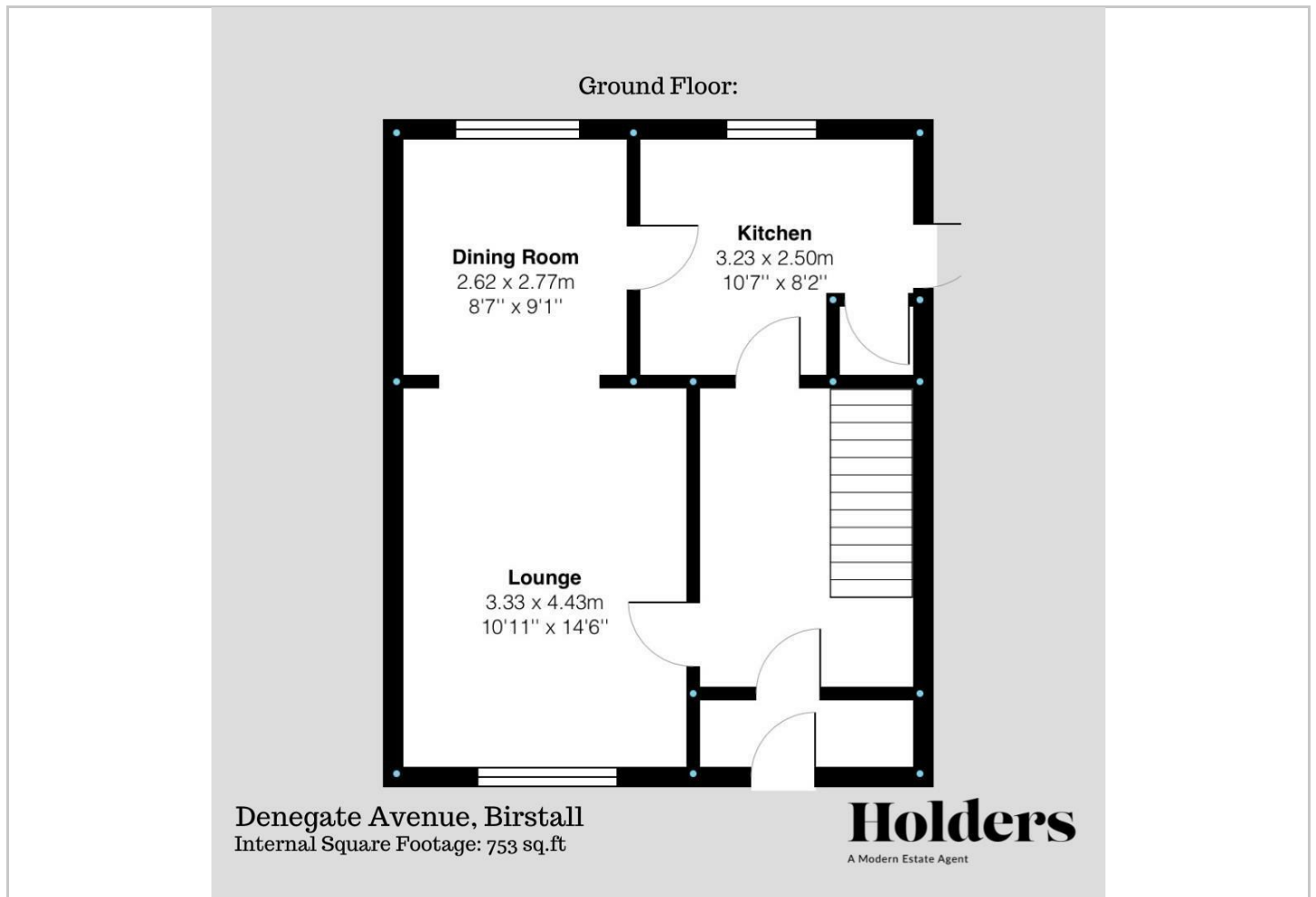
Hybrid Map



Terrain Map



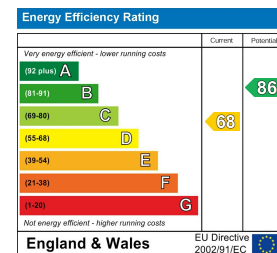
Floor Plan



Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.