



**Castlegate Avenue, Birstall Leicester LE4 3FD**

**welcome to**

**Castlegate Avenue, Birstall Leicester**

A three bedroom semi-detached offering an entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom and shower room. To the front of the property is a garden and a large driveway leading to the garage. To the rear of the property is an easy to maintain garden





**Ground Floor**



**First Floor**

**Entrance Porch**

**Entrance Hall**

**Shower Room**

**Lounge**

13' 6" x 12' 9" ( 4.11m x 3.89m )

**Dining Room**

17' 4" x 9' 11" ( 5.28m x 3.02m )

**Kitchen**

10' 4" x 10' ( 3.15m x 3.05m )

**First Floor Landing**

**Bedroom One**

12' 1" x 12' 9" ( 3.68m x 3.89m )

**Bedroom Two**

11' 5" x 9' 11" ( 3.48m x 3.02m )

**Bedroom Three**

6' 9" x 7' 8" ( 2.06m x 2.34m )

**Bathroom**

**Separate W C**

**Garage**

**Front & Rear Of Property**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Castlegate Avenue, Birstall Leicester

- Semi-Detached
- Three Bedrooms
- Bathroom & Shower Room
- Front & Rear Gardens
- Garage & ORP

Tenure: Freehold EPC Rating: D

offers over

**£275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LHS118737 - 0005

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