



**Guide Price £270,000 - £280,000**

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

- Detached Property
- Through Lounge/diner
- Shower Room
- Garage and off road parking
- EPC Rating E Council Tax Band C
- Three Bedrooms
- Kitchen
- Carport
- Freehold
- No Upper chain





Guide Price £270,000 - £280,000 A wonderful opportunity to purchase this spacious THREE BEDROOM DETACHED home which has been in the same ownership since it was built in 1958.

The house boasts a THROUGH LOUNGE/DINER and KITCHEN and has a lovely rear garden with it own driveway leading into a carport and then garage.

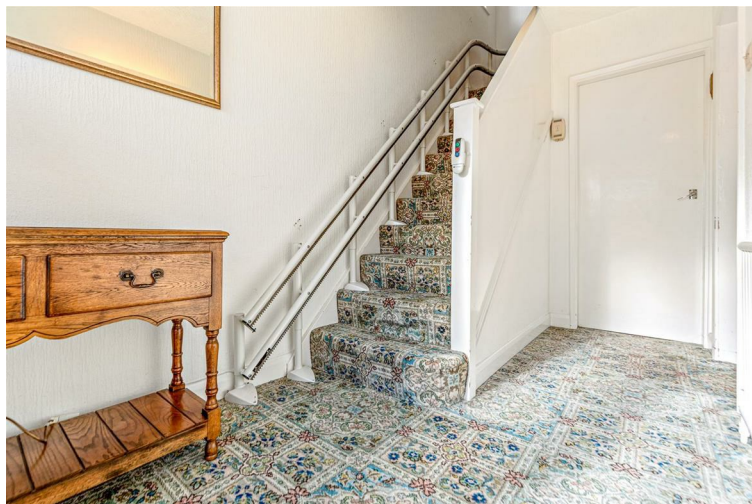
First floor THREE BEDROOMS and a SHOWER ROOM

Offered for sale with NO CHAIN this house is situated in the 'GATES' development within Birstall and is ideally located for its local shops, schools and supermarkets. Also having good transport links including A6 the M1 and the M69

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

#### **PORCH**

Double glazed sliding front door, tiled floor and door leading into



#### **ENTRANCE HALL**

**11'8" x 5'11" (3.56 x 1.81)**

Radiator, window to front aspect.



#### **THROUGH LOUNGE/DINER**

**26'7" to bay x 11'0" max (8.12 to bay x 3.37 max)**

Electric fire, coving, radiator, double glazed bay window to front aspect and double glazed sliding patio doors to rear leading out into the garden.



#### **OTHER ASPECT**





**OTHER ASPECT**



**CAR PORT**

**18'4" x 7'0" (5.59 x 2.15)**

Door to front and rear aspects, gas meter, power point.



**KITCHEN**

**13'4" x 8'2" (4.07 x 2.50)**

Fitted units with sink and drainer, plumbing for W/M, space for F/F, radiator, tiled floor, boiler, built in pantry with window to side aspect. double glazed box bay window to rear aspect and door to side elevation leading into car port.



**LANDING**

**8'4" x 4'8" (2.56 x 1.43)**

Access to loft, double glazed window to side aspect.





**BEDROOM ONE**

**13'0" to bay x 9'8" (3.98 to bay x 2.95)**

Fitted wardrobe, radiator, double glazed bay window to front elevation.



**BEDROOM THREE**

**8'5" x 7'5" (2.59 x 2.28)**

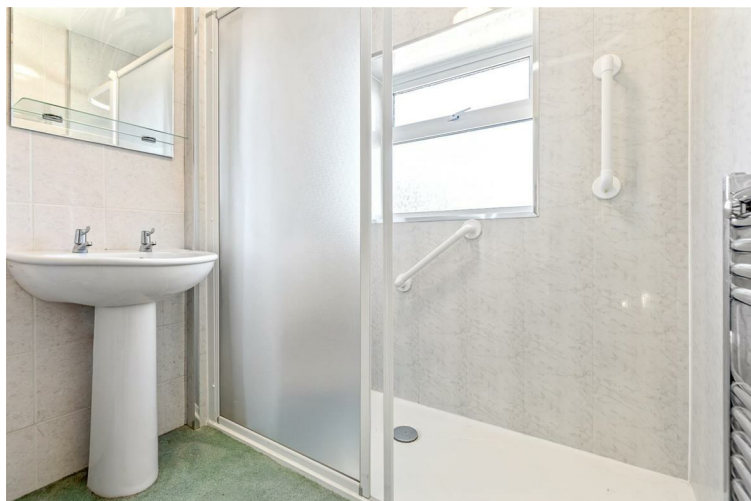
Fitted wardrobe and wall units, radiator, double glazed window to front elevation.



**BEDROOM TWO**

**10'10" x 10'4" (3.31 x 3.17)**

Fitted wardrobe, radiator, built in airing cupboard housing water tank, double glazed window to rear elevation.



**SHOWER ROOM**

**6'9" x 6'2" (2.06 x 1.88)**

Shower enclosure with electric shower, low level W/C, pedestal, wash hand basin, heated towel rail, tiled walls, frosted double glazed window to rear.





#### OUTSIDE

Patio area, water tap, mainly laid to lawn with borders and outhouse.

To the front of the property is a low brick wall and lawned area with off road parking leading into the carport and garage beyond

#### GARAGE

**15'7" x 8'3" (4.76 x 2.52)**

Up and over door. door to side leading into garden.



#### FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



#### GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

#### MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

#### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

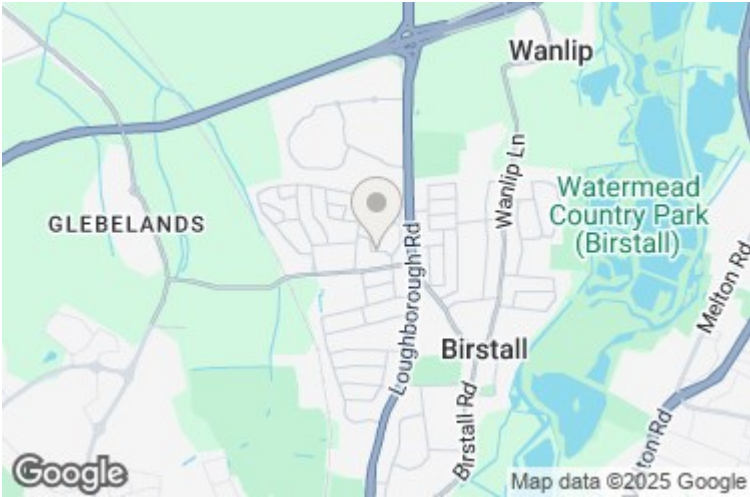
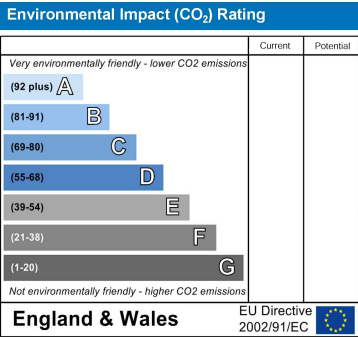
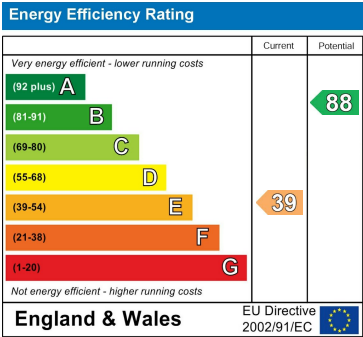
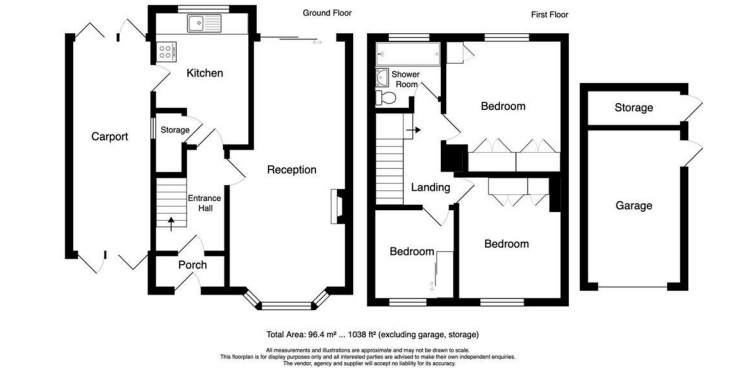
#### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



# Barkers

Est.1985

**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

