



28 West Street Syston  
, LE7 1HT  
£180,000



Attention First Time Buyers & Investors! Aston and Co are delighted to offer to the market this well presented, two bedroom, mid terraced house situated in the ever popular Syston. The house is conveniently set just a short walk from Syston town centre and it's amenities and offers gated access to the rear playing fields. Inside, the property briefly comprises; lounge, dining room and modern kitchen to the ground floor. To the first floor are two spacious bedrooms and a family bathroom. The property also benefits from uPVC double glazing, electric storage heaters and courtyard style garden to the rear.

- Well Presented
- Two Bedroom
- Mid Terrace House
- Modern Kitchen
- Two Reception Rooms
- Walking Distance To Town Centre
- Playing Fields To The Rear
- EPC Rating G / Council Tax Band A / Freehold





**Location**

Syston is located around 5 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Fosse Park Shopping Centre and the motorway network. Local Schools include Merton Primary School, St. Peters & St. Pauls Primary School and Wreake Valley Academy.

**The Property**

The property is entered via a uPVC double glazed door leading into.

**Lounge**

11 x 11'03 (3.35m x 3.43m)

(maximum measurements) With gas fire and feature surround, coved ceiling and uPVC double glazed window to the front aspect.

**Dining Room**

11 x 11'01 (3.35m x 3.38m)

(maximum measurements) With fitted storage, coved ceiling, uPVC double glazed window to the rear aspect and provides access to the kitchen and stairs to the first floor.

**Kitchen**

5'06 x 13'01 (1.68m x 3.99m)

Fitted with a modern range of floor and wall mounted units, roll top work surface and tiled splash backs. The refitted kitchen also benefits from a stainless steel sink and drainer unit, plumbing for a washing machine, two uPVC double glazed windows to the side aspect and door leading out onto the rear garden.

**Bedroom One**

11 x 13'03 (3.35m x 4.04m)

(maximum measurements) Spacious double bedroom with uPVC double glazed window to the front aspect.

**Bedroom Two**

7'11 x 11'02 (2.41m x 3.40m)

(maximum measurements) Another good size bedroom with fitted storage and uPVC double glazed window to the rear aspect.

**Bathroom**

5'06 x 9'06 (1.68m x 2.90m)

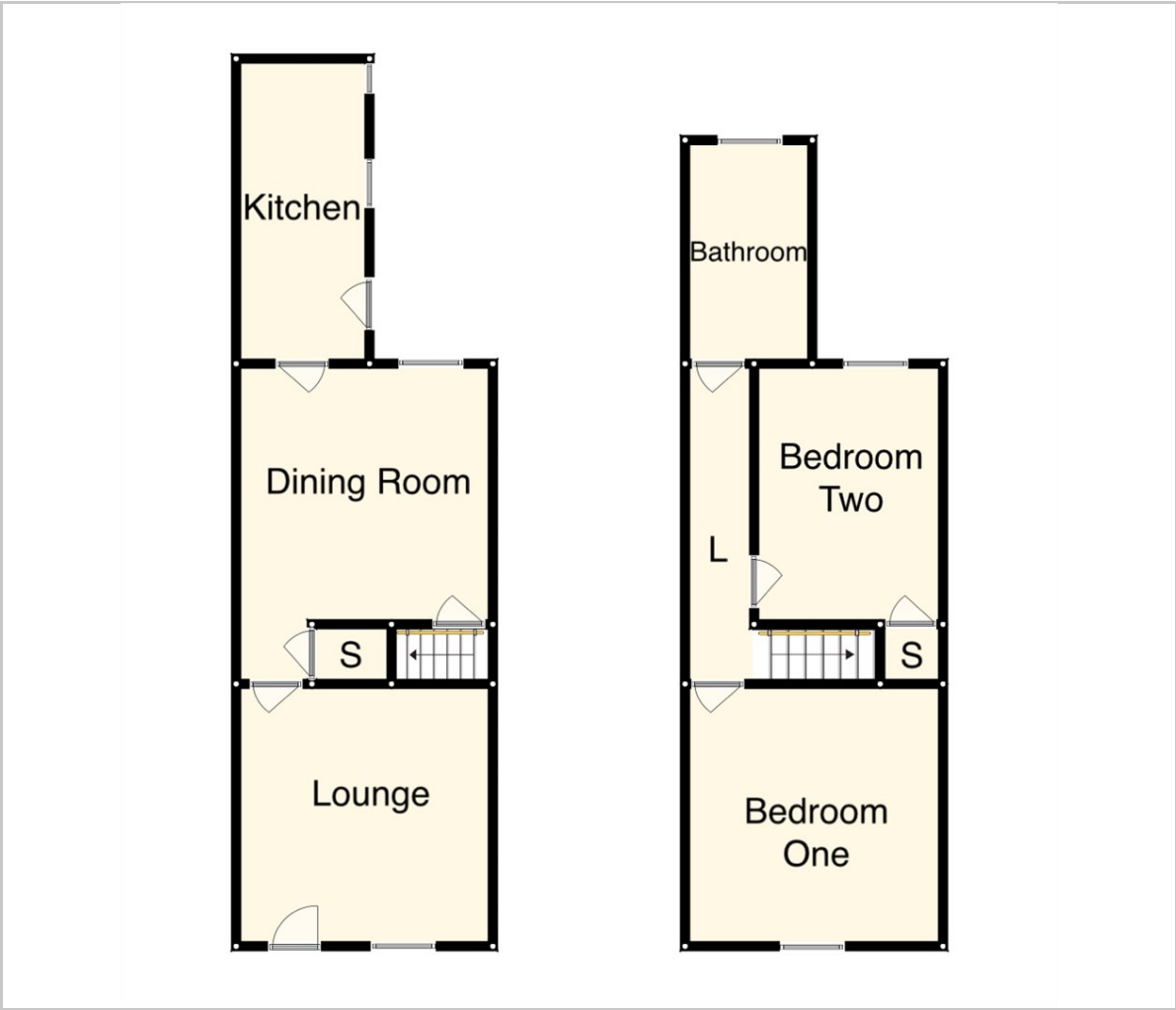
Fitted with a three piece suite comprising bath with shower over, pedestal basin and low level wc. The tiled bathroom also benefits from an obscure uPVC double glazed window to the rear aspect.

**Outside**

To the rear is a well presented, low maintenance garden with outhouses and overlooks the playing fields. There is gated access from the garden onto the playing fields also.



Floor Plan



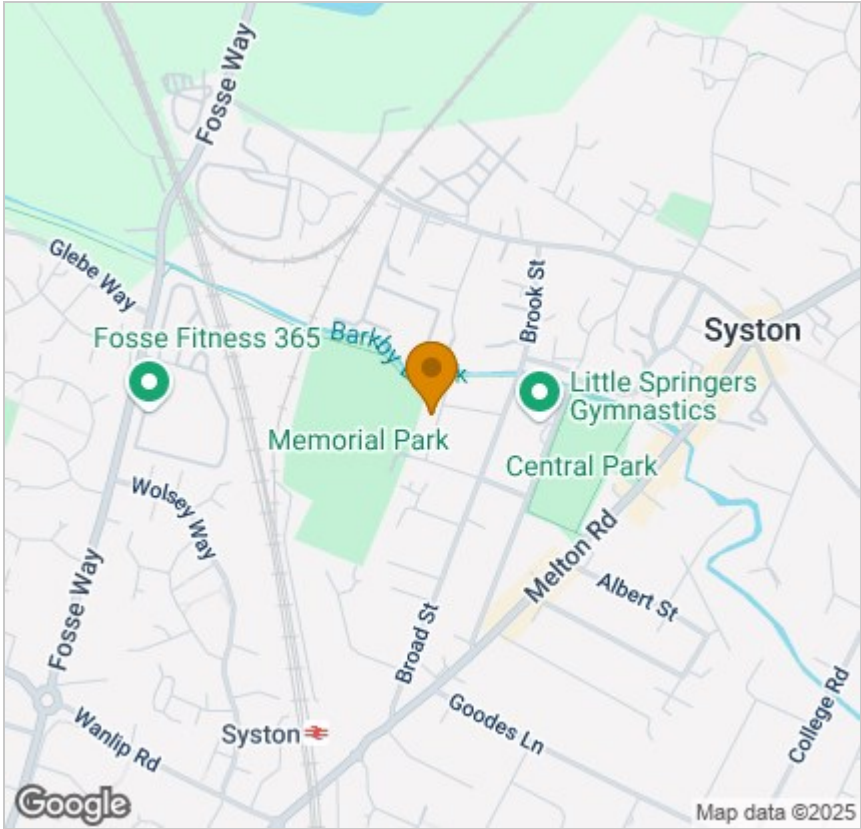
Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

