



Profiles Estate Agents

31 Stirling Avenue

, Hinckley, LE10 0SU

Offers In The Region Of £178,950



A modern tastefully decorated, two double bed roomed mid town house with driveway to rear for two cars. The property has the benefit of PVCu double glazing, gas fired central heating (combination boiler), modern bathroom with shower, well appointed kitchen, spacious lounge /dining room, enclosed rear garden and no chain.

Ideally located close to local amenities, whilst being accessible for commuting to all major road links, such as the A5, M69, M6 and M1.

MUST BE VIEWED.

NO CHAIN.



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Recess porch 3'1" x 2'8" (0.95 x 0.81)

With integral brick bin store.

Reception hall 5'7" x 4'4" (1.69 x 1.32)

Obscure UPVC double glazed door and radiator.

Kitchen (front) 10'0" x 6'9" (3.05 x 2.05)

PVCu double glazed window, stainless steel sink unit, range of base and wall units comprising four base units and five wall units, associated work surfaces and plumbing for washing machine,

Attractive lounge /dining room (rear) 16'9" x 8'10" (5.11m x 2.70m)

Twin PVCu double glazed French doors, laminate floor, electric fire set in attractive surround with raised hearth, radiator and staircase with a spindled balustrade,

First floor landing 7'3" x 6'5" (2.22 x 1.95)

Roof void access leading to partially boarded roof void and linen cupboard off with wall mounted gas fired combination boiler(Potterton Performa Eco HE).

Modern bathroom (front 6'2" x 5'10" (1.88 x 1.77)

Full suite in white comprising panelled bath with shower and side screen, pedestal wash hand basin, low flush w.c, radiator, ceramic wall tiling,and obscure PVCu double glazed window.

Bedroom 1 (rear) 12'4" x 11'2" (3.77 x 3.41)

PVCu double glazed window, central heating radiator and fitted wardrobe.

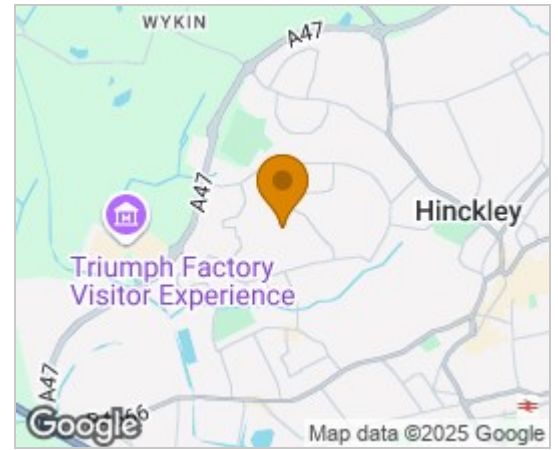
Bedroom 2 (front) 13'2" (max) x 9'3" (max). (4.03 (max) x 2.84 (max).)

Radiator and PVCu double window.

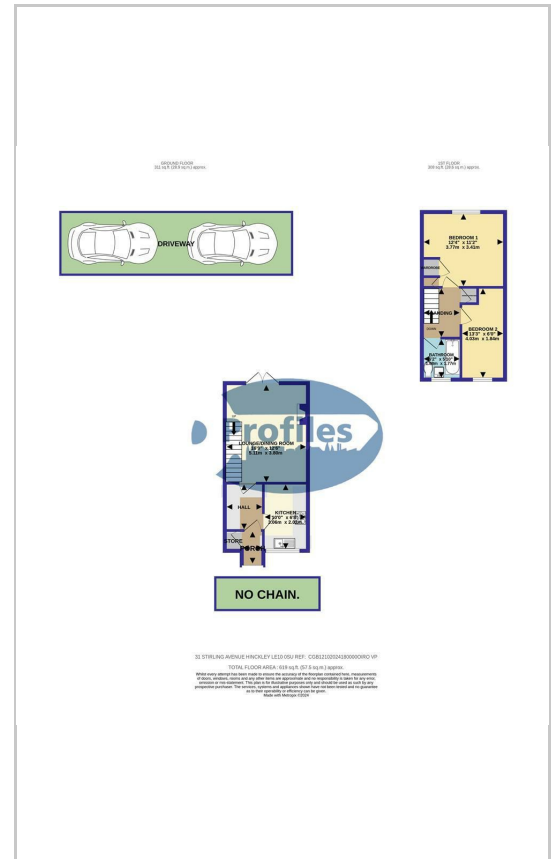
Outside

Enclosed rear garden with lawn, feature decking and two car driveway.

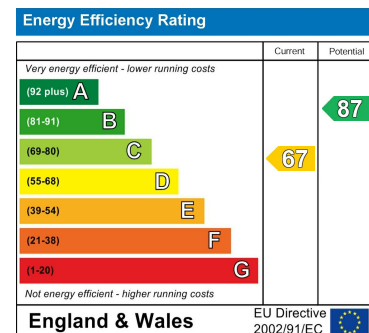
Area Map



Floor Plans



Energy Efficiency Graph



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