



**Johnson Road, Birstall Leicester LE4 3AT**

**welcome to**

## **Johnson Road, Birstall Leicester**

A three bed semi detached home on Johnson Road, Birstall, offering a through lounge, first floor kitchen, three generous bedrooms and a bathroom. The property requires modernisation throughout, making it an ideal project for buyers looking to add value.

### **Entrance Porch**

Door to the front

### **Entrance Hall**

Door to the front and radiator.

### **Lounge/Dining Room**

Bay window to the front, window to the rear, fireplace and radiator

### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and space for appliances. Windows to the side, window to the rear and door to the side

### **First Floor Landing**

Window to the side

### **Bedroom One**

Bay window to the front and radiator

### **Bedroom Two**

Window to the rear and radiator

### **Bedroom Three**

Window to the front and radiator

### **Bathroom**

Bath with shower over, WC, hand wash basin and loft access

### **Front & Rear Of Property**

To the front of the property is a driveway providing off road parking. To the rear of the property is an easy to maintain garden.





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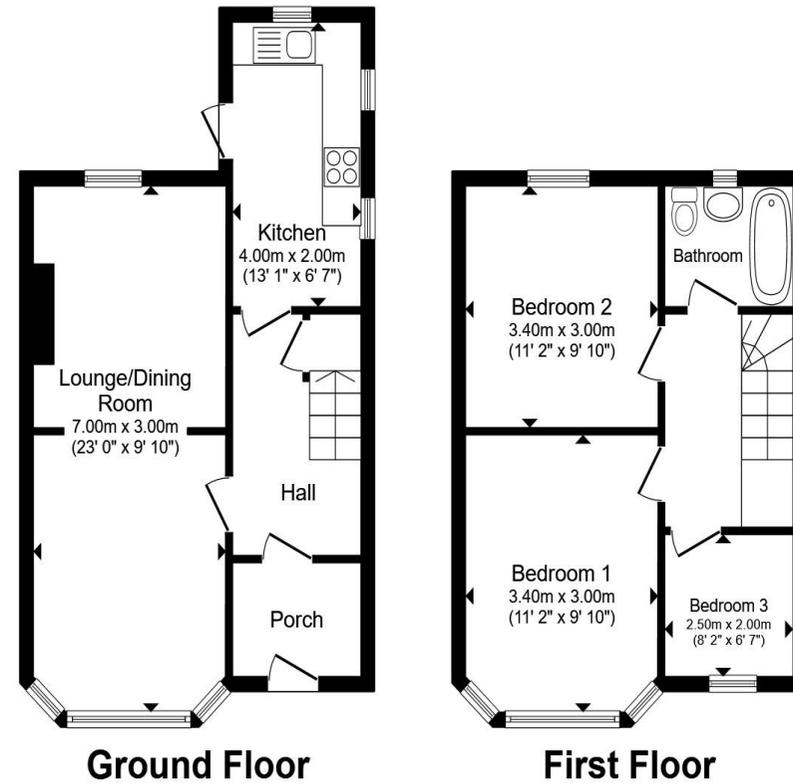
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## Johnson Road, Birstall Leicester

- Semi Detached
- Three Bedrooms
- Rear Garden
- Off Road Parking
- Requires Modernisation

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers over  
**£225,000**



Total floor area 77.5 m<sup>2</sup> (834 sq.ft.) approx

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.propertybox.io



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Property Ref:  
LHS120444 - 0003

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