



BEDROOMS

2

BATHROOMS

1

RECEPTION ROOMS

1

COUNCIL TAX

B

KEY FEATURES

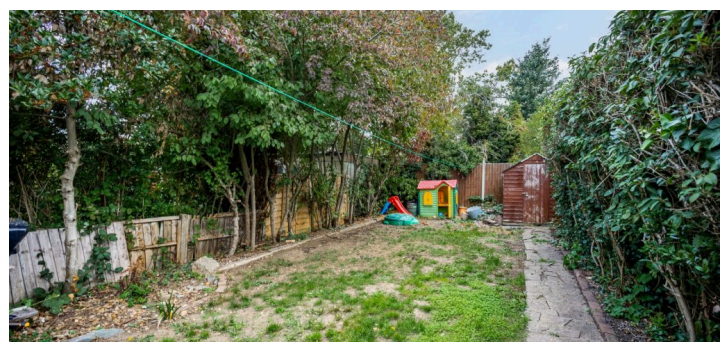
- Well-presented, traditional two-bedroom semi-detached home
- Situated in the popular village of Birstall within walking distance to local amenities and well-regarded schools
- Dining kitchen refitted in 2021, with cream and grey shaker-style cabinetry
- Separate lounge with a feature fireplace
- Two well-proportioned double bedrooms and family bathroom
- Paved driveway providing off-road parking
- Generous, established rear garden with a private, leafy outlook
- Early viewing is highly recommended

PROPERTY OVERVIEW

Creightons Estate Agents are delighted to present this attractive, traditional semi-detached home, ideally positioned in the sought-after village of Birstall. Offering well-proportioned accommodation, a stylish refitted dining kitchen and a generous, established rear garden, the property is an excellent opportunity for first-time buyers, couples or those seeking a comfortable home in a convenient location.

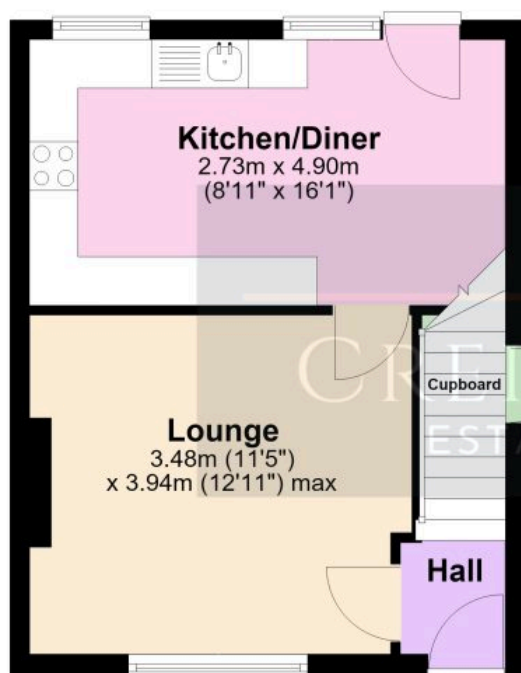
The property is within walking distance of local amenities and well-regarded schools, while Leicester city centre and a range of transport links are also readily accessible. With its welcoming interior, off-road parking and private outdoor space, this appealing home is well suited to modern living.

ADDITIONAL PHOTOGRAPHY

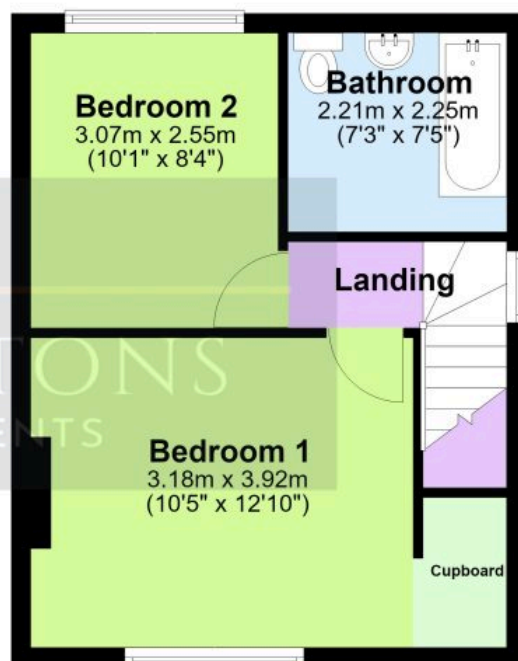


Ground Floor

Approx. 30.9 sq. metres (332.8 sq. feet)

**First Floor**

Approx. 31.3 sq. metres (337.3 sq. feet)

**Total area: approx. 62.3 sq. metres (670.1 sq. feet)**

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

16 Northfield Avenue, Birstall

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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