



Cliffwood Avenue, Birstall, LE4



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£425,000



Key Features

- Five bedroom extended semi detached family home
- Available with no upward chain
- Sought after location in Birstall
- Two reception rooms
- Particularly private rear garden
- In need of modernisation but boasting amazing potential
- EPC rating E





Perfect for those in search of an exciting project, this characterful bay-fronted semi-detached home is sure to capture your heart. Situated along a highly desirable, within walking distance of local schooling, the property offers both charm and convenience. The well-proportioned accommodation comprises an entrance porch and hallway, two reception rooms, kitchen open with the dining room and a guest WC. To the first floor are five bedrooms, four of which are comfortable doubles, along with a family bathroom. The property sits on a particularly private plot, featuring a driveway providing access to an integral garage, and a rear garden that is arranged for low maintenance. An early viewing is highly recommended.

Welcome to your new home

Upon entering the property, you are welcomed into a porch, with a door leading through to the entrance hall featuring a staircase rising to the first floor and a useful storage cupboard underneath.

The primary reception room is flooded with natural light thanks to a walk-in bay window to the front elevation. Finished with carpeted flooring, this room offers an ideal setting for comfortable sitting..

The second reception room centres around a feature fireplace and benefits from a door that opens directly onto the garden, creating a bright and inviting living space.

The kitchen is fitted with a range of wall and base units with complementary work surfaces over, built in oven, hob with hood, sink and drainer, wall mounted boiler and space for appliances. Open access leads through to the formal dining room, created by an extension and offers access to the garden.

Completing the ground floor is a guest WC with internal access to the integral garage.

Moving upstairs

Rising to the first floor, a galleried landing provides access to five bedrooms, four of which are generously sized doubles. All bedrooms benefit from built-in wardrobes, offering ample storage.

Completing the first floor is the family bathroom, fitted with a four-piece suite comprising a shower enclosure, bath, wash basin, and WC, finished with complementary tiling.

Outside

Set back from the road behind an established brick wall and hedging, a particular selling point of the property is its larger-than-average plot. To the front, a driveway provides off-road parking and access to the integral garage measuring 4.11m x 3.05m.

To the rear, the property enjoys a generously sized garden offering a high degree of privacy and is predominantly paved, ideal for those in search of low maintenance.

Location

Birstall is a well-served village on the city's northern suburbs that is near to Birstall Golf Club, has a wide variety of local shopping options, and has schools for all ages. While the A46 just to the north offers access to the M1, the nearby A6 offers quick access to Loughborough and Leicester city centre.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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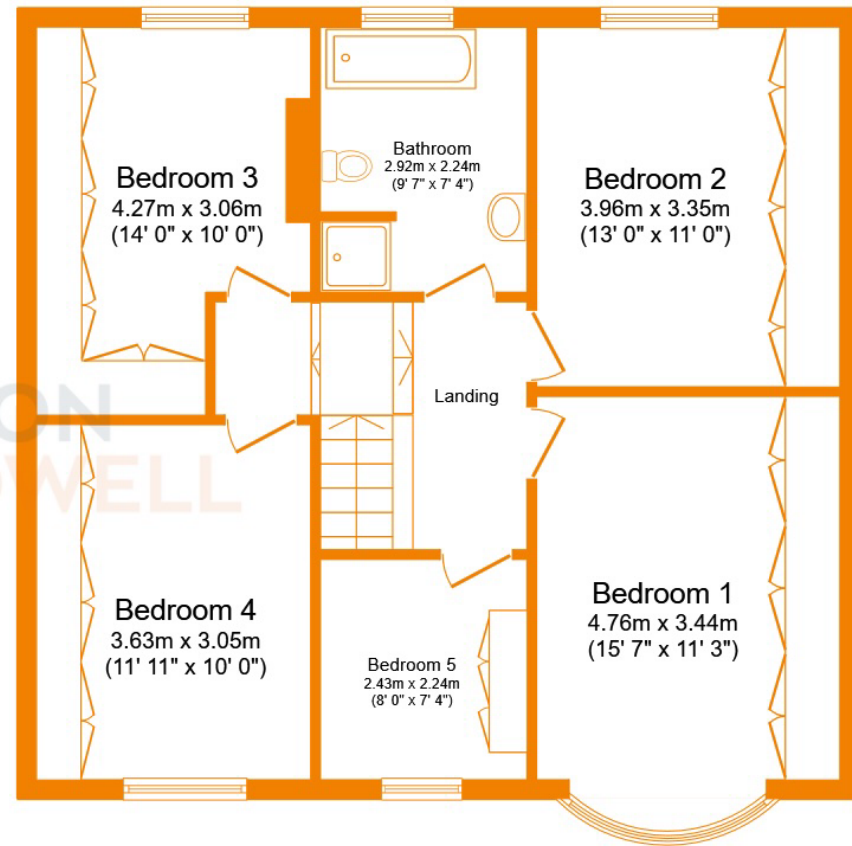
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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