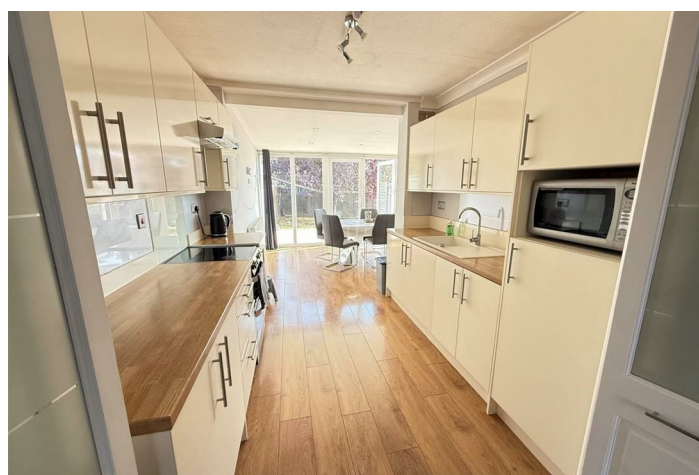
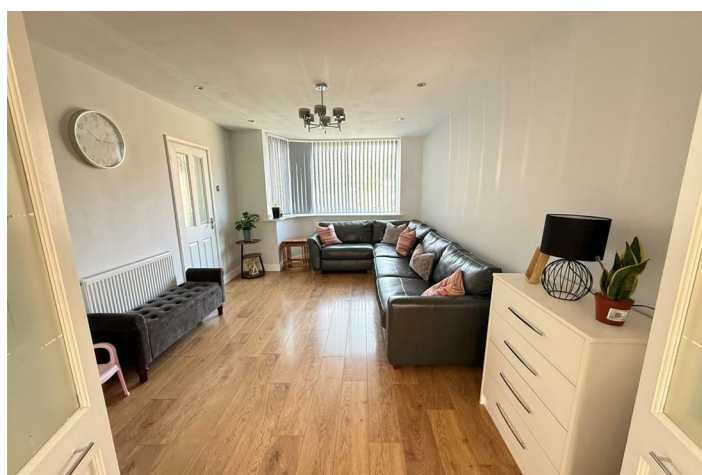


FREEHOLD



House - Semi-Detached (EPC Rating: D)

Moorgate Avenue, Birstall, Leicester, LE4 3HJ

PRICE:

£335,000



3 Bedroom House - Semi-Detached located in Leicester

***** SEMI DETACHED - BIRSTALL - EXTENDED - OFF ROAD PARKING - IDEAL FAMILY HOME *****

Seths Estate Agents are delighted to bring to market this substantially extended three-bedroom semi-detached home situated within the popular Gates development in Birstall. Having been extended to both the side and rear, this property offers an abundance of living space and is presented in ready to move into condition, making it an ideal purchase for growing families.

The ground floor briefly comprises a lounge, a spacious open-plan kitchen and diner at the heart of the home, a study — perfect for those working from home — a versatile storage room offering real potential as a fourth bedroom or playroom, a modern shower room, and a utility area. To the first floor are three well-proportioned bedrooms and a further shower room.

To the front, the property benefits from off-road parking. To the rear, a generous patio area leads onto a lawned garden, providing a fantastic outdoor space for the whole family to enjoy.

GROUND FLOOR

ENTRANCE HALL

10'10" x 5'11"

Accessed from the front aspect, providing access to the living room, study, store room, kitchen and stairs rising to the first floor and radiator.

LOUNGE

17'4" x 11'0"

Window facing the front aspect, providing access into the kitchen.

KITCHEN

9'3" x 8'8"

Fitted with base and eye-level units, with a window facing the side aspect and access into the dining room.

DINING ROOM

15'8" x 10'0"

Located to the rear, with windows facing the rear aspect and access to the rear garden.

STUDY

11'2" x 8'0"

Useful additional room with access from the entrance hall.

SHOWER ROOM

6'8" x 5'0"

Standing shower cubicle, toilet, wash hand basin.

STORAGE

13'10" x 7'1"

Generous storage room with access from the entrance hall.

LANDING

9'4" x 5'1"

Comprising a shower cubicle, wash hand basin and WC, with a window facing the rear aspect.

FIRST FLOOR

BEDROOM ONE

14'2" x 10'0"

Window facing the front aspect.

BEDROOM TWO

11'10" x 11'1"

Double glazed window facing the rear aspect, radiator

BEDROOM THREE

7'10" x 7'1"

double glazed window facing the front aspect.

OUTSIDE

BATHROOM

6'11" x 5'1"

Comprising a shower cubicle, wash hand basin and WC, with a window facing the rear aspect.

ADDITIONAL INFORMATION



Tenure: Freehold
EPC rating: D
Council Tax Band: C
Council Tax Rate: £2,142.81
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband





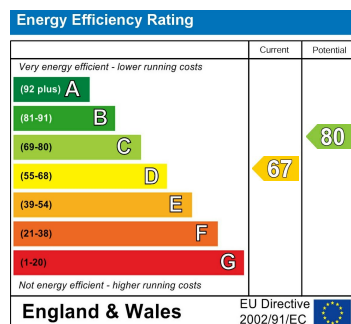


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph



Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.