



6 Sharpley Drive, Leicester

Offers Over £170,000



6 Sharpley Drive

Leicester

**** CALL TO VIEW **** NICE sized Living room 17'5ft approx **** close proximity to BEAUMONT SHOPPING CENTRE **** OFF ROAD PARKING **** LOVELY** maintained GARDEN **** GARAGE **** PORCH **** PURCHASE to LIVE or LET OUT**

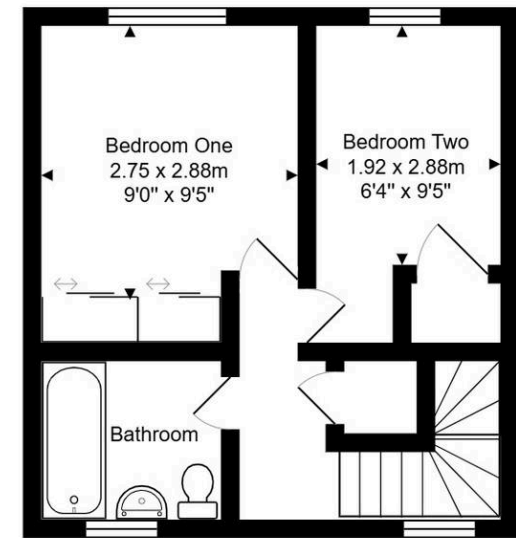
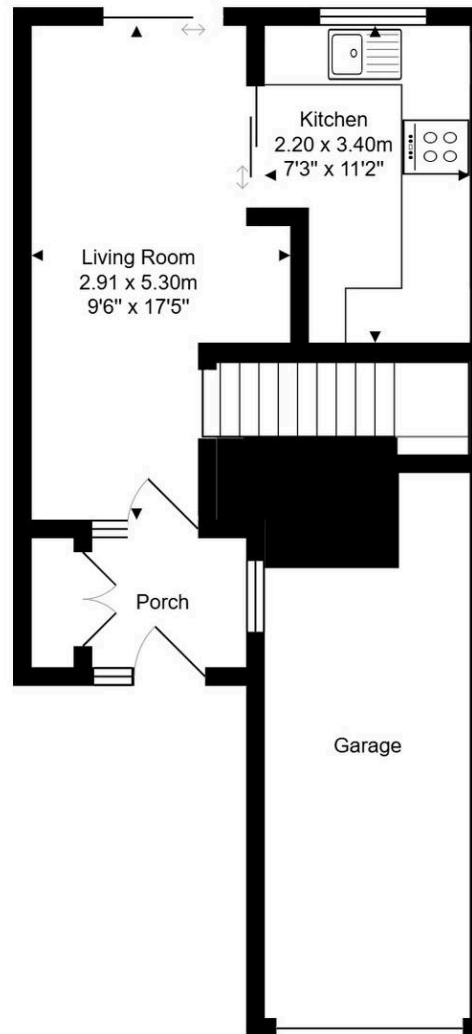
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A two bedroom mid terraced house
- Entering into a porch with a storage cupboard
- The living room is of a good size in length (17'5ft approx) max. With having direct access into the kitchen area
- First floor hosts the bathroom, two bedrooms and cupboard
- The main bedroom benefits from a wardrobe and both bedrooms offer views of the rear garden
- A decent sized beautifully maintained/ presented rear garden
- Off road parking to the front of the house, and having access to a garage
- The garage could potentially offer versatility, depending on your personal choice and usage for it (building regulations approval maybe required)
- Maybe you might move into this home and then, with a view to putting your own mark on it eventually to truly make it your own
- This house could be bought as a home to live in, your first time home purchase or a buy to let out



All measurements, floor areas, openings and orientations are approximate and for display purposes only.
They should not be relied upon and do not form as any part of agreement.
All parties must rely on their own inspections and no liability is taken for any errors.

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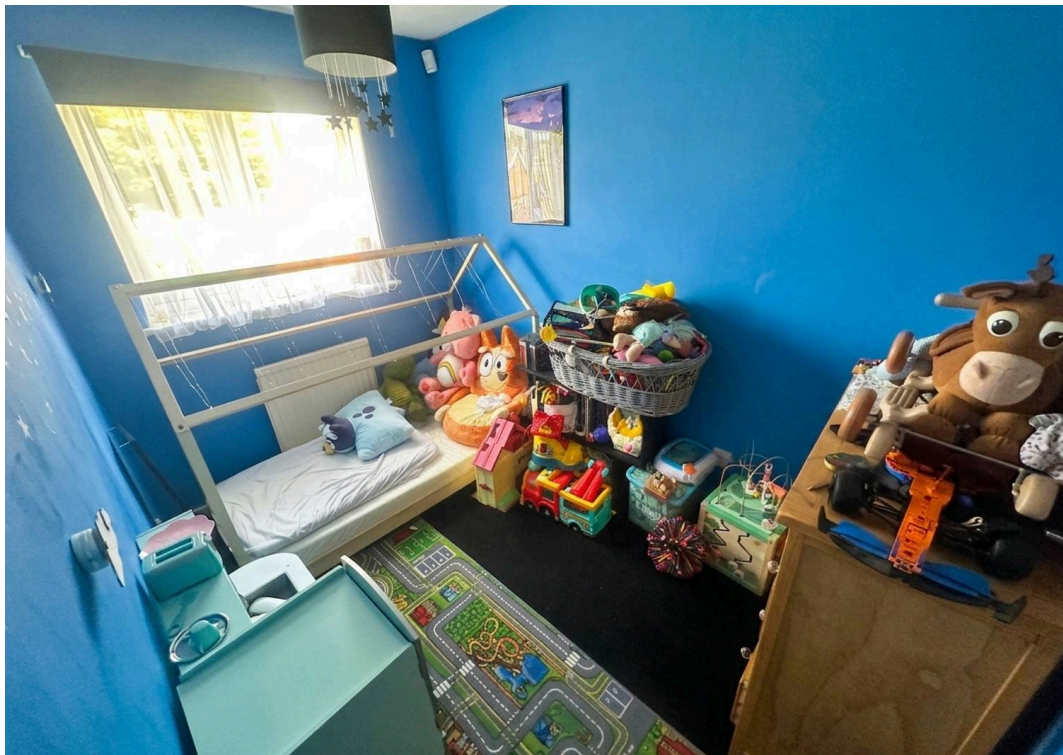
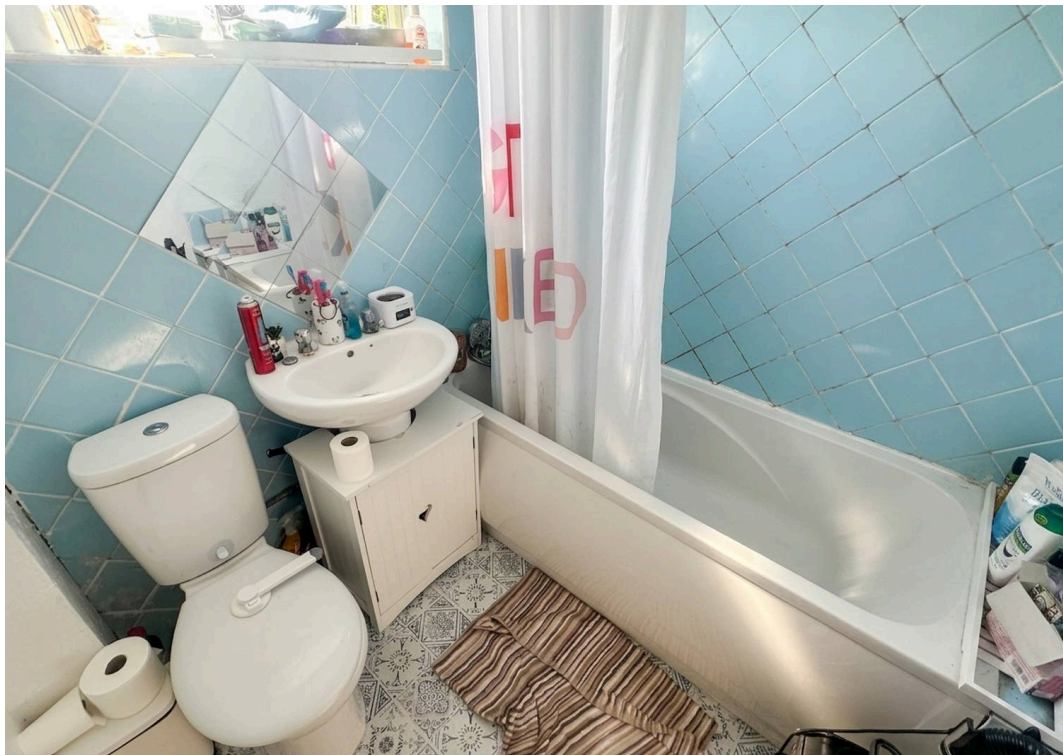
Leicester

**** CALL TO ARRANGE A VIEWING -** This two bedroom mid terraced house offers a fantastic opportunity for a range of buyers, whether you are looking for your first home, a buy to let out, or simply a comfortable place to live. Upon entering, you are welcomed by a practical porch area with a convenient storage cupboard, ideal for coats and shoes. The spacious living room (measuring approximately 17'5ft at its maximum length) provides a bright and inviting space, with direct access to the kitchen, making it perfect for relaxing or entertaining. Upstairs, the first floor comprises two bedrooms, a family bathroom, and a useful storage cupboard. The main bedroom benefits from a fitted wardrobe, while both bedrooms enjoy pleasant views over the rear garden. To the front of the property, there is off road parking as well as access to a garage, which could offer a range of uses depending on your needs (subject to any necessary building regulations approval). This is a home offers the potential for you to put your own stamp on it over time.

The outside space is equally appealing, with a beautifully maintained rear garden that provides outdoor enjoyment. The garden features a patio area, perfect for al fresco dining or relaxing with a book, as well as a lovely lawn bordered by an attractive mix of plants and shrubs. This outdoor area is ideal for those who love gardening, entertaining, or simply spending time outdoors. The garage adds further versatility, offering additional storage or the potential for a home office or workshop, depending on your own needs/ requirements (building regulations approval maybe required). With its combination of comfortable living space, well cared for garden, and practical features such as off road parking and a garage, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended to appreciate all that this home has to offer.









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