

FREEHOLD



House - Semi-Detached

11 BEECHBURN ROAD, ROBY, L36 4NE

Asking Price

£170,000

FEATURES

- A three bedroom semi detached property situated in a popular location
- Entrance hall, lounge and sitting room
- Garden at the rear and off road parking at the front
- We do not anticipate this property being on the market long
- In need of modernisation throughout
- Kitchen and family shower room
- Close to local schools, shops and transport links
- An early viewing is advised



BROOKS
ESTATE AND LETTING AGENTS LTD

3 Bedroom House - Semi-Detached located in Roby

A fantastic opportunity to acquire this three-bedroom semi-detached property, offering excellent potential to create a wonderful family home. Requiring modernisation throughout, the property provides a blank canvas for buyers looking to put their own stamp on it.

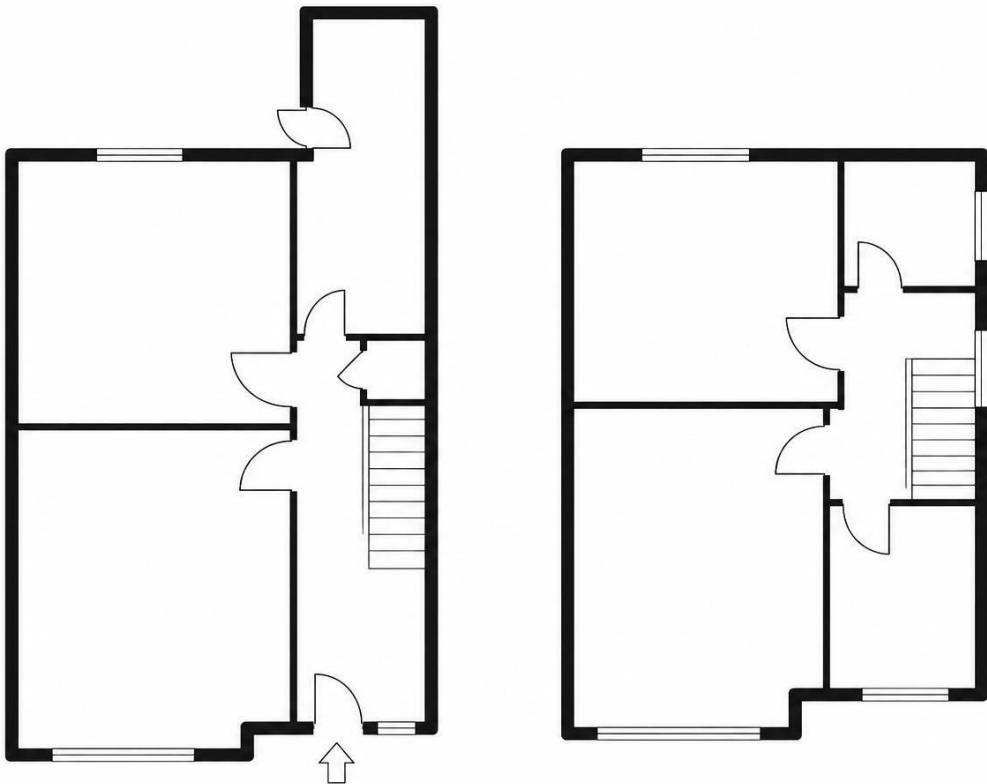
The accommodation briefly comprises an entrance hall, a spacious lounge, a separate sitting room, and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a family shower room.

Externally, the property benefits from a generous rear garden, while the front offers a garden area and a driveway providing off-road parking.

Ideally situated close to well-regarded local schools, excellent public transport links, and convenient motorway access, this property is perfectly positioned for families and commuters alike.

Early viewing is highly recommended, as we anticipate strong interest in this property.

EPC Rating: D



Call us on

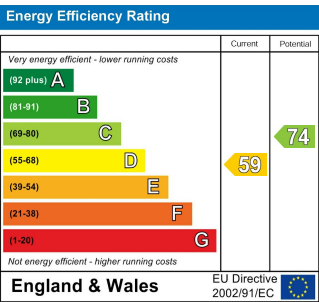
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Council Tax Band

B



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.

