



BEDROOMS

3

BATHROOMS

1

RECEPTION ROOMS

1

COUNCIL TAX

B

KEY FEATURES

- Modernised three bedroomed, Semi-detached family home in the popular village of Birstall
- Fabulous garden room ideal as a home office or hobbies room
- Modern open plan dining kitchen and stylish separate living room
- Three bedrooms and family bathroom
- Driveway providing off road parking
- Generous, private, established rear garden
- Available with NO ONWARD CHAIN
- Early viewing highly recommended

PROPERTY OVERVIEW

Creightons Estate Agents are delighted to present this immaculately presented traditional three-bedroom semi-detached family home, ideally situated in the sought-after village of Birstall. Conveniently located within walking distance of local amenities and well-regarded schools, it enjoys a prime position for everyday living. Being offered to the market in turnkey ready condition, ideal for a First Time Buyer. Available with NO UPWARD CHAIN.

ADDITIONAL PHOTOGRAPHY



FLOORPLAN

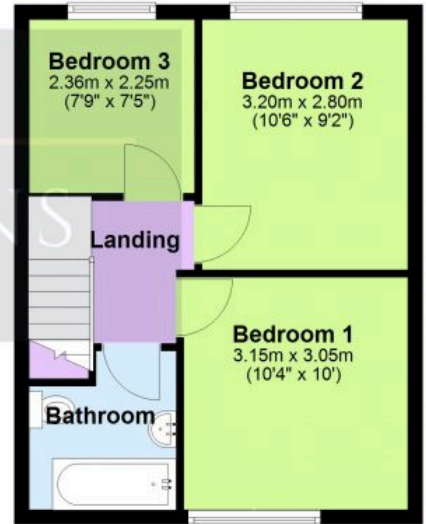
Ground Floor

Approx. 50.2 sq. metres (540.6 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



Total area: approx. 83.9 sq. metres (903.2 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.

75 Stonehill Avenue, Leicester



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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