



Hill Rise, Birstall

Creightons Estate Agents are delighted to present this traditional three-bedroom semi-detached family home, ideally situated in the sought-after village of Birstall. Offering excellent scope for modernisation, the property presents a fantastic opportunity for buyers to create a bespoke family residence tailored to their needs. Conveniently located within walking distance of local amenities and well-regarded schools, it enjoys a prime position for everyday living. With outstanding potential for renovation, subject to the necessary consents, early viewing is highly recommended to avoid disappointment.

KEY FEATURES

- Semi-detached family home in the popular village of Birstall
- Scope to modernise and extend subject to usual consents
- Open plan dining kitchen with doors that open onto the garden with separate living room
- Three bedrooms and family bathroom
- Driveway providing off road parking, leading to single garage
- Generous, private, established rear garden
- Ideal for buyers to modernise and add their own touch
- Available with NO ONWARD CHAIN
- Early viewing highly recommended

LOCATION

Birstall, Leicestershire offers the perfect blend of village charm and suburban convenience, making it a popular choice for families and professionals alike. Just two miles north of Leicester city centre, it boasts excellent transport links, including a park-and-ride service, ideal for commuters. The area is known for its well-regarded schools, strong sense of community, and access to green spaces like Watermead Country Park, perfect for weekend walks and family outings. With a mix of period homes and modern developments, plus a thriving high street and local amenities, Birstall combines lifestyle appeal with practical living.







GROUND FLOOR

The property is entered into via a porch then spacious and light-filled hallway, featuring a glass-panelled front door and side window. From here, there is access to the first floor via the staircase, as well as to the accommodation on the ground floor. To the front of the property, the lounge offers a welcoming space with wood-effect laminate flooring, a feature fireplace, and neutral décor. This room seamlessly connects to the open-plan dining/kitchen area with double doors opening onto the rear garden, ideal for indoor-outdoor living and entertaining. The kitchen continues the open-plan layout and includes a breakfast bar, a window overlooking the side of the home and is fitted with a range of base and wall units, with space for multiple appliances.



FIRST FLOOR

The first-floor landing offers access to three bedrooms, a storage cupboard, and loft hatch. The primary bedroom is positioned to the front elevation with the second bedroom, a generous double located at the rear. The third bedroom, also to the front, is a single. Completing the floor is a family bathroom, fitted with a bath with shower over, low-level wc and wash hand basin.



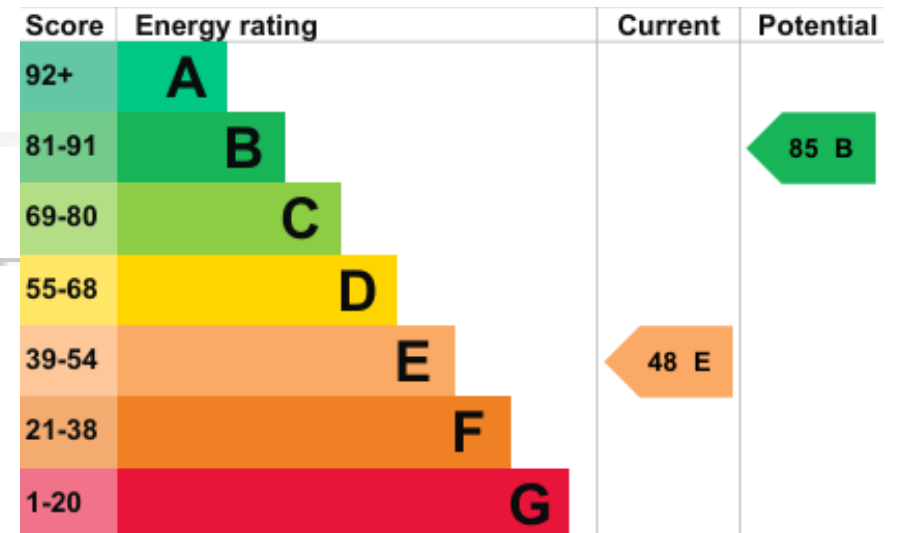
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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DISCLAIMER

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