



## 34 Birstall Road, Birstall, LE4 4DD

- Established Four Bed Home
- Refurbished Throughout
- Luxury Kitchen & Bathroom
- No Upward Chain
- Sought After Location
- Open Views

We take great pleasure in offering for sale this refurbished established four bedroomed link detached villa style home retaining many character features situated on this popular road overlooking open countryside in the sought after suburb of Birstall. This family home has been improved with great care and attention by the present owner to include luxury fitted kitchen with integrated appliances, redecoration throughout, newly fitted double glazing and a luxury four piece family bathroom.

This lovely property is being sold with no upward chain and we highly recommend an internal inspection to appreciate the calibre and size of accommodation provided. EPC E

**Asking price £355,000**

## DETAILED INFORMATION

The sought-after suburb of Birstall is situated just outside the City boundary, to the north of Leicester, on the A6 Leicester to Loughborough road, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned Leicester City centre and all the excellent amenities therein, as well as the market towns of Loughborough, Melton Mowbray, Oakham, Uppingham and Market Harborough, the East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest with its many scenic country walks and golf courses, and the A46 Western By-Pass which links Birstall to Junction 21 of the M1\M69 motorway network for travel north, south and west, and the adjoining Fosse Park and Meridian shopping, entertainment, retail and business centres.

## DETAILED DESCRIPTION

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## DETAILED ACCOMMODATION

Sealed double glazed door with matching side panel leading to:

### ENTRANCE PORCH

Tiled floor, meters cupboard, hardwood and glazed door leading to:



### ENTRANCE HALL

Radiator, tiled floor, under stairs cupboard, stairs leading to first floor accommodation.



### CLOAKROOM/WC

Low level WC, vanity basin, UPVC sealed double glazed window.



### LOUNGE

15'1 x 12'10 (4.60m x 3.91m)

Feature hardwood fire surround, raised tiled hearth, ornate coving, UPVC sealed double

glazed bayed window, TV point.



## OPEN PLAN LIVING

### KITCHEN AREA

14'8 x 9'4 (4.47m x 2.84m)

Newly fitted comprising single drainer sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, free standing five piece gas hob range cooker with extractor fan over in stainless steel hood, integrated fridge/freezer, dishwasher and washing machine, tiled splash backs, UPVC sealed double glazed window, concealed central heating boiler.



## DINING/LIVING ROOM

21'3 x 18'4 (6.48m x 5.59m)

UPVC sealed double glazed window, ornate coving, radiators, UPVC sealed double glazed door to side aspect.



## FIRST FLOOR LANDING

Radiator, built in cupboard, access to loft.



### **BEDROOM 1**

12'1 x 11'10 (3.68m x 3.61m)

Radiator, UPVC sealed double glazed window.



### **BEDROOM 2**

11'11 x 11'11 (3.63m x 3.63m)

Radiator, UPVC sealed double glazed window.

### **BEDROOM 3**

15'3 x 8'4 (4.65m x 2.54m)

Radiator, UPVC sealed double glazed window.



### **BEDROOM 4**

8'3 x 6'2 (2.51m x 1.88m)

Radiator, UPVC sealed double glazed window.

### **FAMILY BATHROOM**

Newly fitted comprising free standing bath, walk in tiled shower cubicle, vanity basin and low level WC, heated towel rail, tiled floor and splash backs, UPVC sealed double glazed window.



### **CLOAKROOM/WC**

Low Level WC

## **OUTSIDE**

Tarmac driveway to front providing parking with raised floral bed, gated access to side leading to side area and covered patio area.



## **SERVICES**

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with UPVC sealed units.

## **FIXTURE AND FITTINGS**

All fixtures and fittings mentioned in the sales particulars, together with fitted floor coverings, are included in the sale.

## **VIEWING**

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## **MAKING AN OFFER**

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your

funds in order to present your offer in the best possible light to our Vendors.

## **FLOOR PLANS**

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

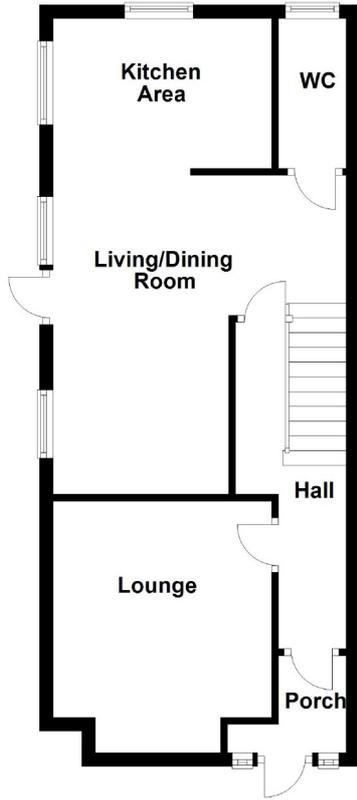
## **IMPORTANT INFORMATION**

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

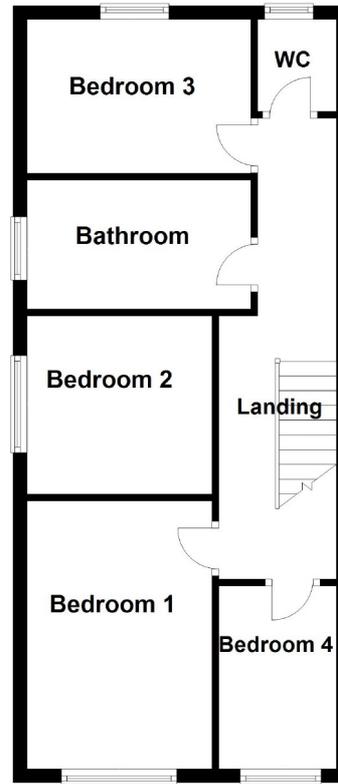




Ground Floor



First Floor





## Directions

## Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

## Contact us on

61 Granby Street, Leicester, Leicestershire, LE1 6FB

**Tel:** 0116 255 8666

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IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give



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