



18 Cliffwood Avenue, Birstall, Leicester LE43DD

MOORE
& YORK



Property at a glance:

- Extended Character Family Home
- Excellent Fusion Character & Contemporary Living
- Feature Open Plan Kitchen/Dining Room
- Sought After Cul-de-Sac Location
- Utility Room/Study
- Three Bedrooms
- Easy Access All Local Facilities
- Established Gardens

Asking Price £320,000 Freehold



Character established extended semi detached home standing in a cul-de-sac location situated in the heart of this highly popular location offering easy access to the shopping, schooling and leisure facilities of Birstall and the Western Bypass offering excellent transport links. The property is presented offering an excellent fusion of contemporary and character living and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, lounge, extended kitchen/dining room, ideally designed to provide a lovely family/social area, and utility room/study and to the first floor three bedrooms and shower room. This lovely home stands with off road pebbled parking to front and established private garden to rear comprising decking leading to lawns and well stocked evergreen borders, and good sized timber shed incorporating side pergola. We highly recommend an internal viewing to appreciate the style and character of this home.

DETAILED ACCOMMODATION

Hardwood and leaded light patterned stained door with matching side panels to side and arched storm porch over with Minton tiled base leading to;

ENTRANCE HALL

Victorian style radiator, stairs leading to first floor accommodation, wood block flooring.

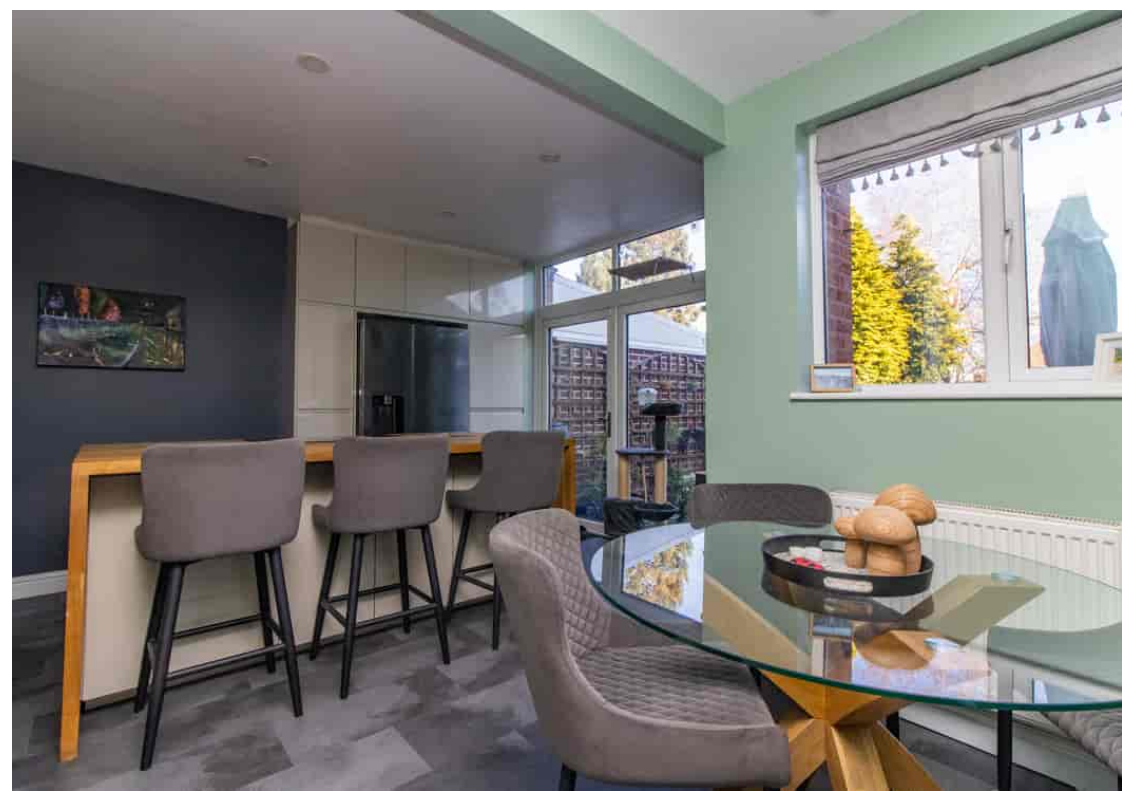
CLOAKROOM/WC

Low level WC and Vanity sink unit, tiled splash backs, tiled flooring.



LOUNGE

13' 7" x 10' 04" (4.14m x 3.15m) UPVC sealed double glazed circular bayed window to front aspect, radiator, TV point, picture rail.





KITCHEN/DINING ROOM

16' 6" x 15' 7" (5.03m x 4.75m) Fitted in an extensive range of soft close units comprising inset sink with mixer tap over and cupboards under, matching range of base units with butcher block work surfaces over incorporating drainer, drawers and cupboards under, complementary wall mounted eye level cupboard, built in oven, grill and microwave, integrated dishwasher, larder cupboard, feature butcher block surface Island with inset induction hob, breakfast bar and drawers and cupboards under, fridge/freezer space, radiator, UPVC sealed double glazed window, UPVC sealed double glazed French doors to rear garden.

UTILITY AREA/STORAGE

20' 2" x 5' 8" (6.15m x 1.73m) Butcher block work surface to utility area with space under with plumbing for washing machine, tall larder cupboard, doOr to front and rear aspect.

FIRST FLOOR LANDING

Leaded light and stained picture secondary glazed window, access to loft space with pull down ladder.

BEDROOM 1

12' 4" x 11' 2" (3.76m x 3.40m) Radiator, UPVC sealed double glazed window, built in wardrobes.

BEDROOM 2

13' 5" x 10' 7" (4.09m x 3.23m) Radiator, UPVC sealed double glazed circular bayed window to front aspect.

BEDROOM 3

8' 9" x 7' 7" (2.67m x 2.31m) Radiator, UPVC sealed double glazed window.

SHOWER ROOM

8' 2" x 6' 7" (2.49m x 2.01m) Three piece suite comprising walk in white tiled natural rainwater shower unit with sliding door, Vanity sink unit and low level WC, heated towel rail, UPVC sealed double glazed window.

OUTSIDE

Pebbled driveway to front providing parking. Private established garden to rear comprising decked seating area leading to lawns with well stocked evergreen and floral borders, good sized timber shed with attached Pagoda.

SERVICES

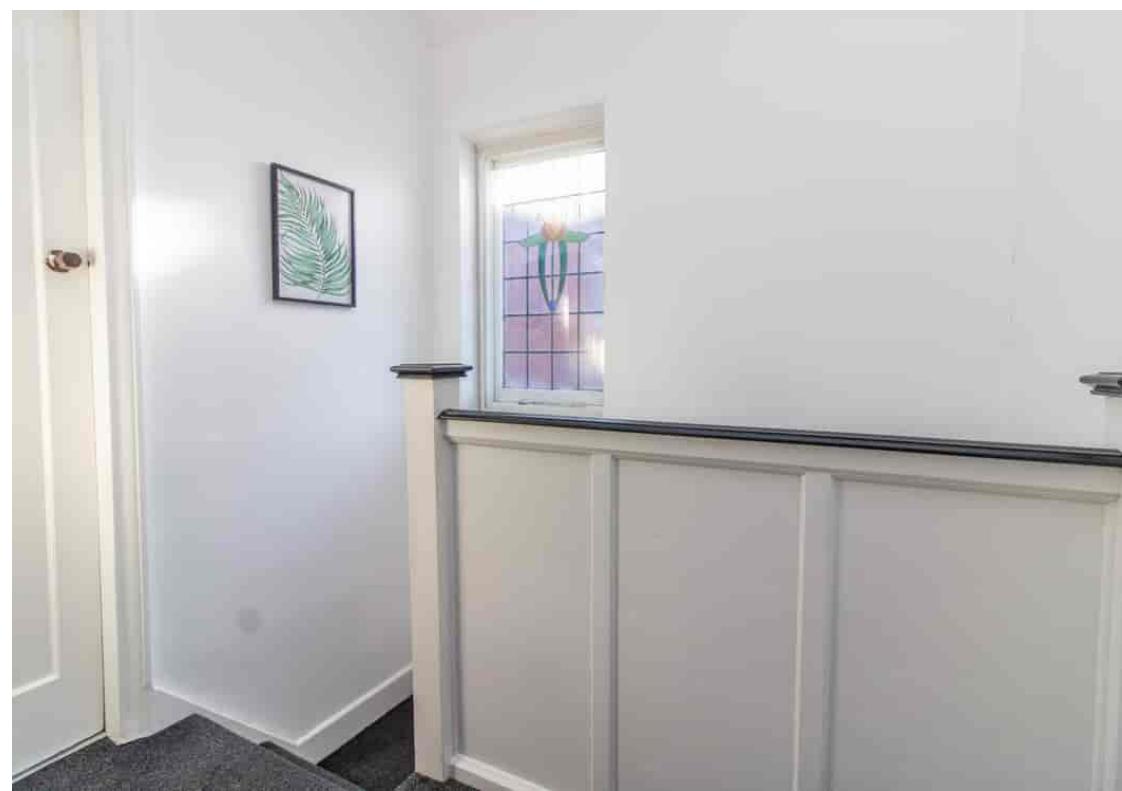
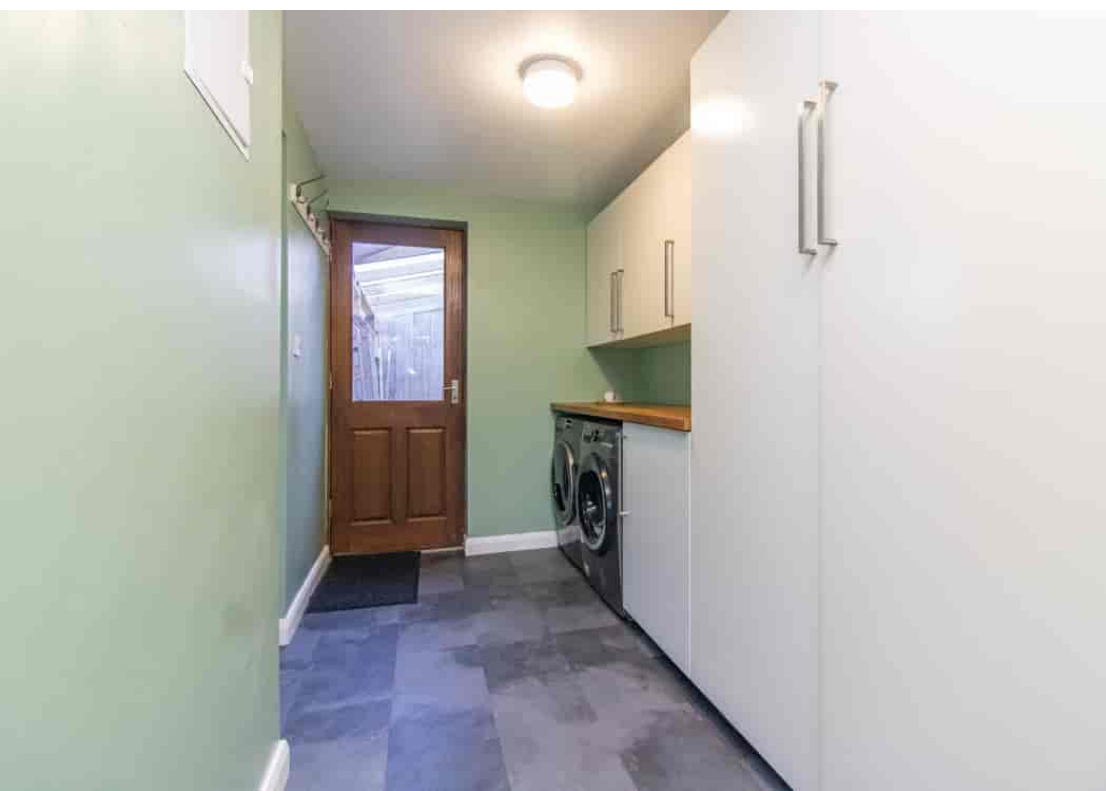
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

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, 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 Vendor.

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.



TENURE

Freehold

COUNCIL TAX BAND

Charnwood C

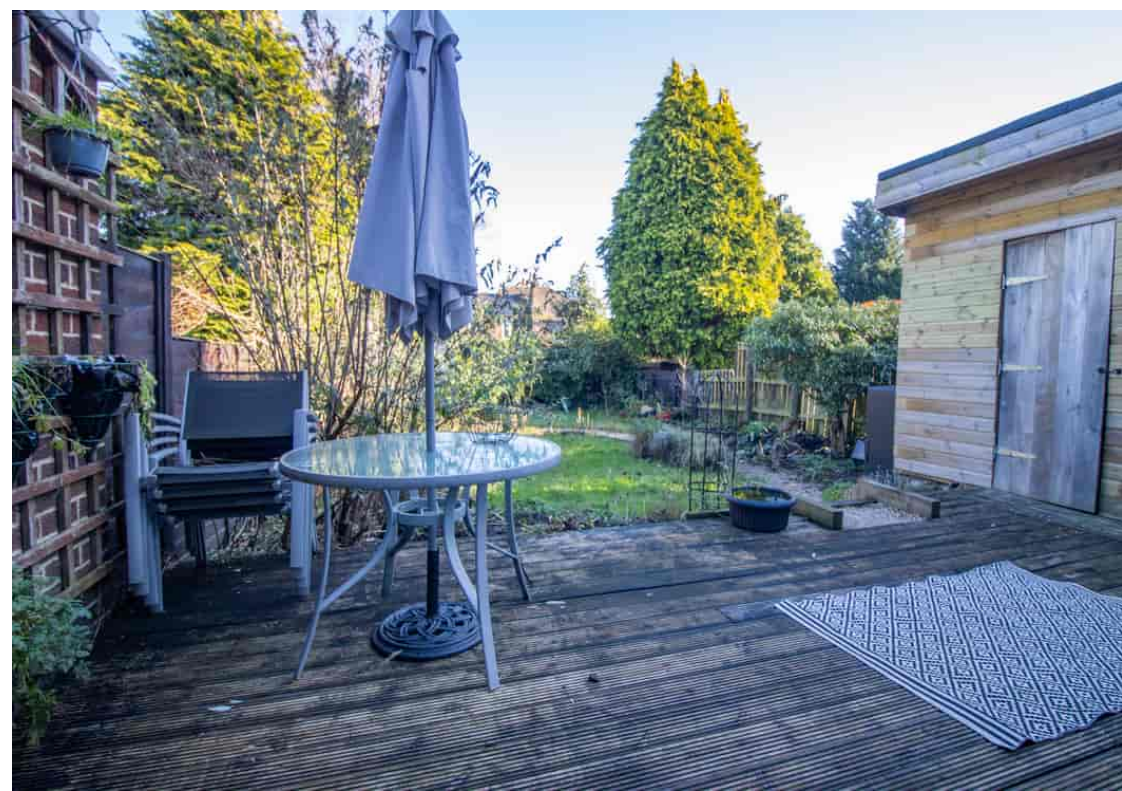
EPC RATING

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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.

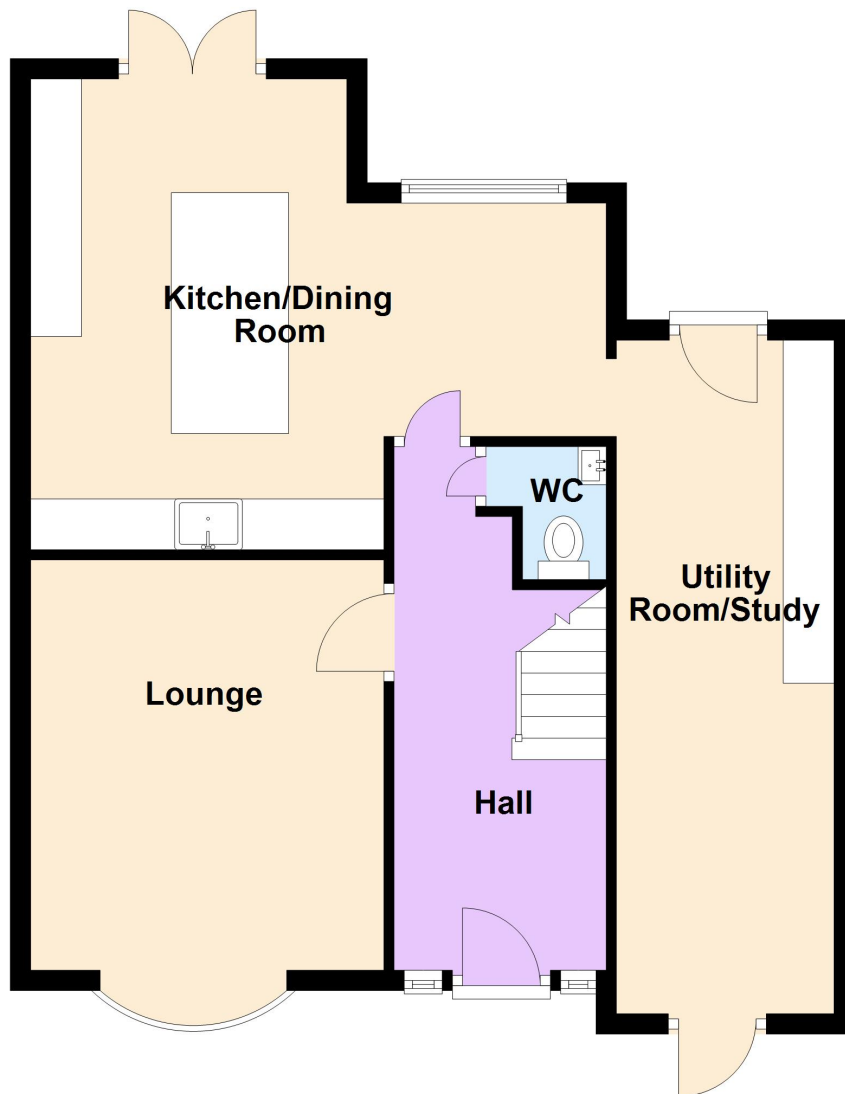






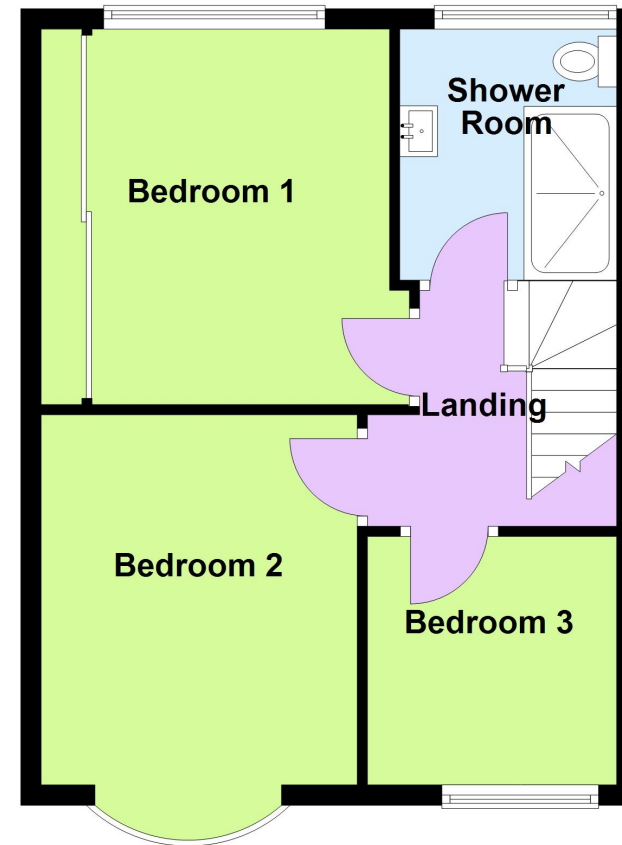
Ground Floor

Approx. 61.4 sq. metres (660.6 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 103.6 sq. metres (1114.9 sq. feet)

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 guarantees regarding this property "€" if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

