



27 Firfield Avenue, Birstall, Leicester LE44DS

MOORE  
& YORK





### Property at a glance:

- Traditional bay fronted home
- 4 Bedrooms (3 Bedrooms Plus 1 Bed Annexe)
- Through Lounge and Dining Room
- Kitchen & Lean to Utility
- Two Shower Rooms & ground Floor W/c
- Rear Garden
- Off Road Parking to Front

£325,000 Freehold



Traditional semi detached home 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 centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, Through lounge & dining room, kitchen and lean to utility room. One bedroom annex with en-suite shower room. First floor three bedrooms and shower room. This lovely home stands with off road parking to front and established private garden to rear comprises lawns and well stocked evergreen borders. We highly recommend an internal viewing to appreciate the style and character of this home. EPC TBC

### DETAILED ACCOMODATION

#### ENTRANCE HALL

Having tiled flooring, central heating radiator, understairs storage cupboard and stairs off to the first floor landing.

#### CLOAKROOM / W/c

Having a low level w/c, wall mounted sink with hot and cold taps over and obscure upvc double glazed window to side.

#### THROUGH LOUNGE / DINING ROOM

10' 10" x 26' 11" (3.30m x 8.20m INTO BAY)  
Having laminate flooring, Upvc bay window to front aspect, two radiators and double doors leading to the lean to utility room.

#### KITCHEN

5' 11" x 12' 11" (1.80m x 3.94m)  
Wall and base units with stainless steel sink and drainer unit and mixer tap over. freestanding electric and gas cooker, space and plumbing for washing machine and dishwasher. Upvc double glazed window to rear aspect and obscure upvc double glazed window to side. wall mounted combination boiler.









### **LEAN TO UTILITY ROOM**

Parque style flooring, central heating radiator, Upvc window and doors leading to rear garden.

### **ANNEXE BEDROOM 4 & EN-SUITE**

Tiled entrance leads to bedroom area.

### **BEDROOM 4**

7' 5" x 12' 1" (2.26m x 3.68m)  
central heating radiator, upvc window and door to rear aspect.

### **EN-SUITE**

Having tiled walls and floors and fitted with a low level w/c, sink unit with storage under and double shower unit with sliding screen and electric shower. Obscure Upvc double glazed window to front aspect and extractor fan.

### **FIRST FLOOR LANDING**

Obscure Upvc double glazed window to side aspect.

### **BEDROOM 1**

9' 9" x 15' 7" (2.97m x 4.75m INTO BAY)  
3x fitted wardrobes, central heating radiator and Upvc double glazed bay window to front aspect.

### **BEDROOM 2**

9' 5" x 11' 11" (2.87m x 3.63m)  
Having laminate flooring, Upvc double glazed window to rear aspect and central heating radiator.

### **BEDROOM 3**

7' 7" x 8' 5" (2.31m x 2.57m)  
Central heating radiator and Upvc double glazed to rear aspect.

### **SHOWER ROOM**

Tiled walls, low level w/c, pedestal hand wash basin, corner shower cubicle, central heating radiator and obscure Upvc double glazed window to front aspect.

### **OUTSIDE**

Patio area leading to a mainly lawned garden with mature borders and hedges.

### **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**

### **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**

BAND C

### **EPC RATING**

TBC

### **NOTE**

THE VENDOR OF THIS PROPERTY IS A CONNECTED PARTY TO A MEMBER OF STAFF A MOORE & YORK.

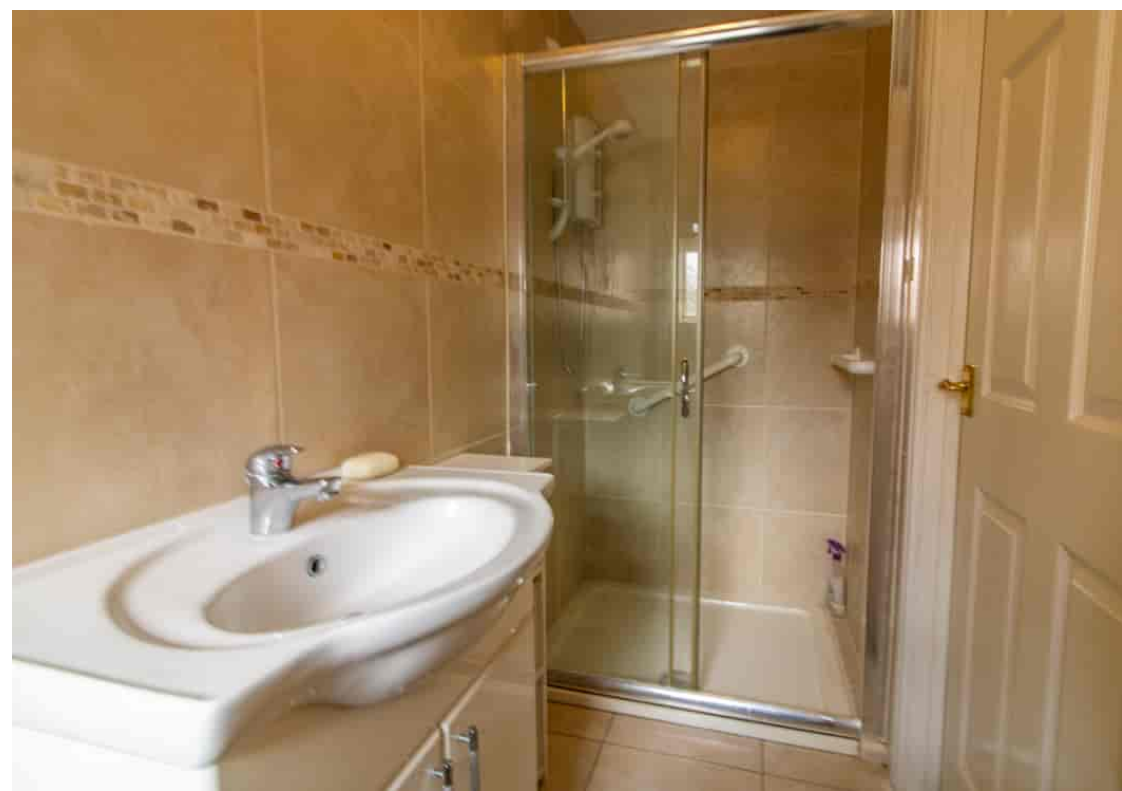
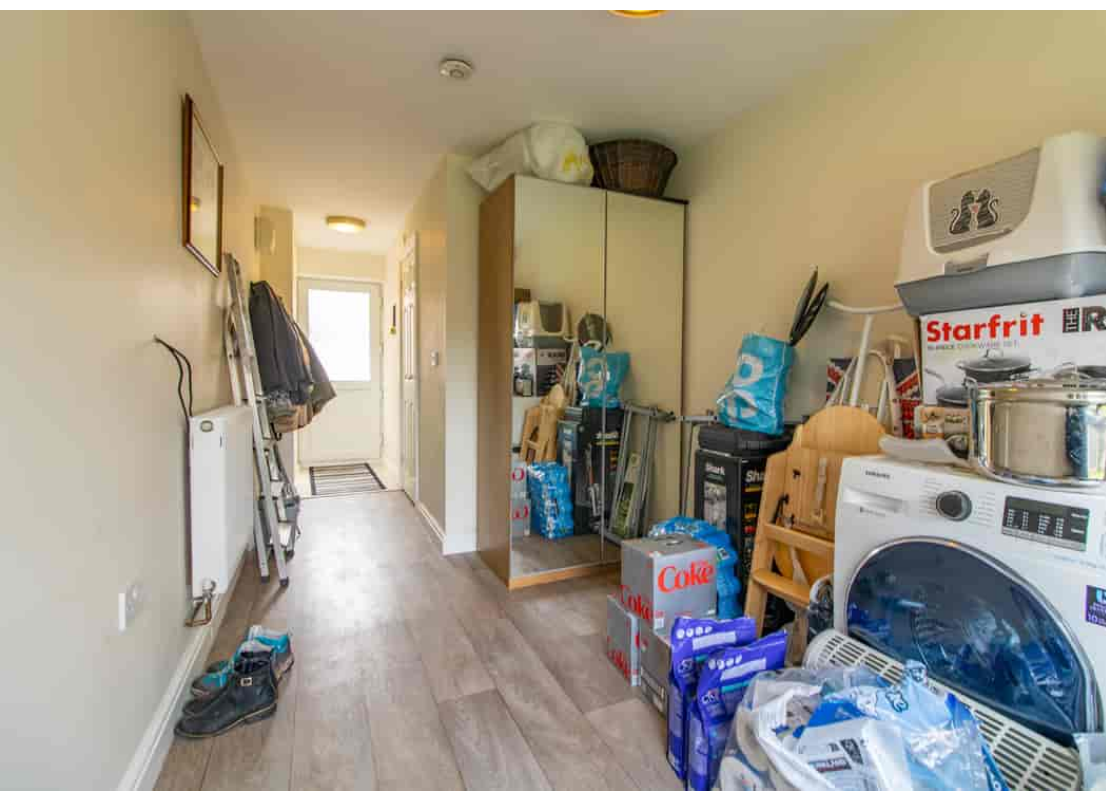
### **IMPORTANT INFORMATION**

Although we endeavor 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.

### **PROPERTY INFORMATION QUESTIONNAIRE**

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.







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 â€” 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



