



Connells

Northfield Avenue
Birstall Leicester

Northfield Avenue Birstall Leicester LE4 4HW

for sale offers in excess of
£250,000



Property Description

****Spacious Two-Bedroom Semi-Detached Home in a Popular Residential Location****

Situated within the highly sought-after village of Birstall, this attractive three-bedroom semi-detached property offers well-proportioned accommodation throughout and is ideally suited to first-time buyers, growing families, or investors alike. The property occupies a convenient position close to local amenities, reputable schools, transport links, and Birstall village centre.

The accommodation briefly comprises an inviting entrance hallway, a bright and spacious lounge, and a fitted kitchen with ample storage and workspace. Upstairs, there are two well-sized bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, providing an ideal space for family enjoyment, entertaining, or relaxing during the warmer months. To the front, there is off-road parking and access to the property.

Northfield Avenue is a well-established residential address within Birstall, offering excellent access to Leicester city centre, major road networks including the A6 and M1, local shopping facilities, parks, and schools.

Viewing is highly recommended to fully appreciate the accommodation and location on offer.

Hallway

Providing access to the ground floor accommodation, with stairs rising to the first floor

Lounge

Featuring a large window to the front elevation, fireplace with surround and radiator

Kitchen/Dining Room

A modern fitted kitchen/dining room offering a range of wall and base units with complementary work surfaces, space for appliances, and ample room for a dining table. A bright and practical space, ideal for everyday family living and entertaining.

First Floor Landing

Bedroom One

A generously sized double bedroom featuring a large window allowing for plenty of natural light, with ample space for bedroom furniture and storage. A comfortable and relaxing principal bedroom.

Bedroom Two

A well-proportioned double bedroom with ample space for freestanding furniture. Benefiting from plenty of natural light, this versatile room is ideal as a guest bedroom, children's room, or home office.

Bathroom

Family bathroom fitted with a three piece suite comprising a panelled bath, wash hand basin and low level WC. Finished to a good standard, creating a practical and comfortable space for everyday use.

Outside

To the front of the property is a driveway providing off-road parking. The enclosed rear garden offers a great outdoor space ideal for relaxing and family enjoyment

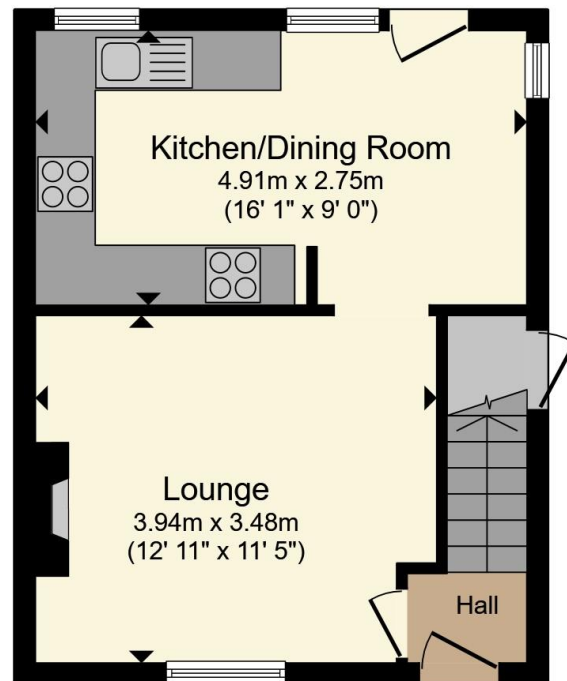
Buyers A.M.L. Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

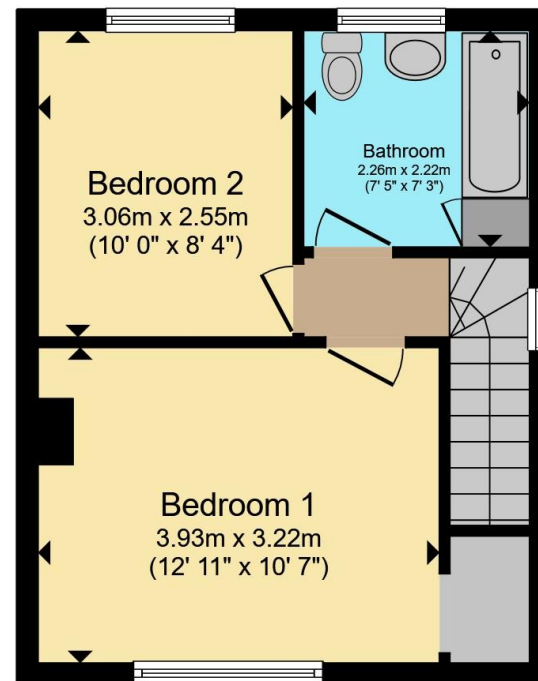








Ground Floor



First Floor

Total floor area 62.2 m² (669 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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