



Fair-Way Properties

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Residential Sales & Property Management

Cliffwood Avenue, Birstall, LE4 Offers Over £350,000



- Birstall
- Extended
- Cul De Sac Location
- 3 Double Bedrooms
- Utility Room
- Ensuite Shower Room
- Kitchen / Diner
- Driveway Parking
- Garage

Fair-Way Properties are pleased to offer this extended 4 bed semi-detached house located in the popular village of Birstall, which offers a thriving village centre with local schools and amenities close by. The property's location provides great access to the A6, A46 and M1 and makes this an ideal location to commute from. The property benefits from 3 double bedrooms, ensuite shower room, a single bedroom, and a family bathroom. Downstairs the property has a large kitchen / diner, an extended rear lounge with wood burner and to the front there is a separate reception room with an open fire.

VIEWING BY APPOINTMENT WITH AGENTS FAIR-WAY PROPERTIES

657 Loughborough Road, Birstall, Leicester, Leicestershire, LE4 4NL T: 0116 267 4049 E: info@fwproperties.co.uk W: www.fwproperties.co.uk

Driveway

The property benefits from a tarmac driveway with an additional gravel section allowing for 2 vehicles.

Entrance Hall

1.90m x 4.00m (6'3" x 13'1")
The entrance hall benefits from a UPVC double glazed porch and real wood flooring.

Living Room

3.50m x 5.20m (11'6" x 17'1")
The rear living room has been extended and features 2 large UPVC double glazed windows and UPVC door, there is also a modern log burner.

Reception Room

3.40m x 3.90m (11'2" x 12'10")
The front reception room has an open fireplace and large UPVC double glazed bay window.

Kitchen / Diner

4.70m x 4.00m (15'5" x 13'1")
The property benefits from an extended kitchen diner offering a range of modern wall and base units including a gas hob, single electric oven, and glass hood.

Utility Room

1.80m x 2.70m (5'11" x 8'10")
The utility room provides access to the single garage, WC, and access to the garden. There is plumbing for a washing machine.

WC

The WC benefits from a push button toilet and wall mounted wash hand basin.

Agents Note

1: Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Fair-Way Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyer's interest to check the working condition of any appliances. 6: Fair-Way Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Garage

The integral garage can be accessed via either the internal door or the metal up and over door on the front. There is also a coal store which uses the space under the stairs.

Bedroom 1

3.40m x 3.90m (11'2" x 12'10")
Bedroom 1 is located on the front of the property and benefits from a large UPVC double-glazed bay window.

Bedroom 2

3.40m x 3.70m (11'2" x 12'2")
Bedroom 2 is located over the living room overlooking the rear garden. It benefits from a large UPVC double-glazed window, built in wardrobes and the combination gas boiler.

Bedroom 3

2.55m x 4.89m (8'4" x 16'1")
Bedroom 3 is located above the garage and kitchen and benefits form a large UPVC double glazed window to the front and has its own ensuite shower room.

Ensuite

1.50m x 2.55m (4'11" x 8'4")
The ensuite shower room overlooks the back garden and benefits from a modern push button toilet, basin with pedestal and corner shower cubicle with electric shower.

Bedroom 4

2.00m x 2.45m (6'7" x 8'0")
Bedroom 4 is the single bedroom overlooking the front of the property.

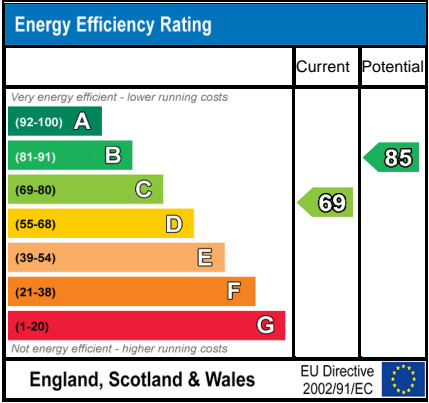
Bathroom

1.80m x 2.50m (5'11" x 8'2")
The family bathroom features a modern white 3-piece suite including a push button toilet, basin with pedestal and a bath with electric shower and glass shower screen.

Garden

The garden is a good size and features a small patio area, large lawn area with mature plants and a vegetable patch.

EPC



Floorplan











Location



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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.