



# Fair-Way Properties

Your Local, Independent, Family Property Specialists

[www.fwproperties.co.uk](http://www.fwproperties.co.uk)

Residential Sales & Property Management

**Birstall Meadow Road, Birstall, LE4      £1,250 per month**



- Birstall
- Kitchen/Diner
- Garden
- Driveway Parking
- Garage
- Sorry, No Pets
- Sorry, No Smokers
- Holding Deposit: £285
- Security Deposit: £1350

Fair-Way Properties are pleased to offer this 4-bed town house located in the popular village or Birstall. Downstairs the property briefly comprises of a hallway with downstairs WC, a spacious living room, a large kitchen/dining room with built in appliances including a built-in fridge/freezer, an integrated electric double oven, a gas hob, an integrated extractor, and a built-in dishwasher. There is also a utility room which has space for a washing machine and tumble dryer and provides access to the garage. To the first floor is a double bedroom with built in wardrobes and an ensuite shower room. There are also two further double bedrooms, one with built-in wardrobes. There is also a single bedroom also with built in storage and a family bathroom with a modern 3-piece suite. To the rear of the property there is an easy maintenance garden, driveway parking for 2 vehicles and a single garage. The property is marketed on an unfurnished basis. Viewings are essential! This advert only shows the calendar monthly rental cost of the property.

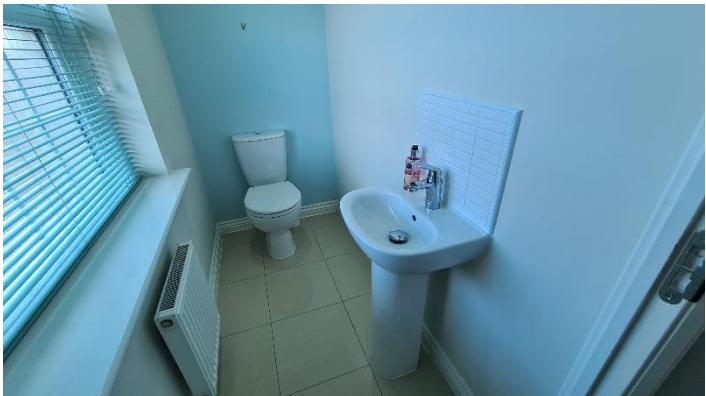
A Holding Deposit is payable upon applying for the property and will be used towards the first month's rent if your application is successful. See our website for Holding Deposit terms and conditions.

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](mailto:info@fwproperties.co.uk)    W: [www.fwproperties.co.uk](http://www.fwproperties.co.uk)



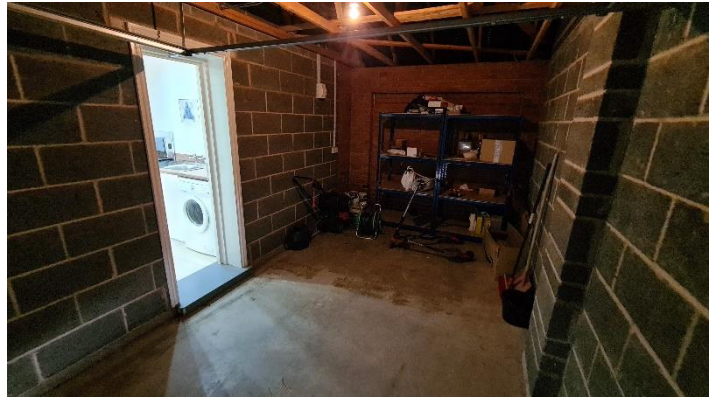
Photos



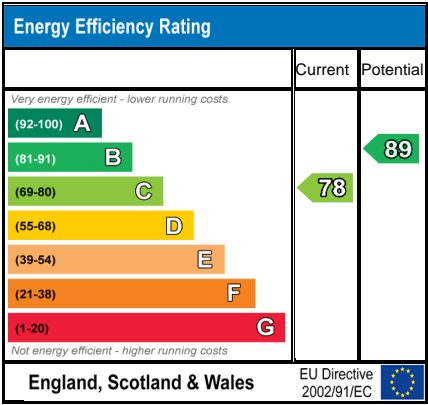












Location



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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FAIR-WAY PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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