

# FOR SALE

**80 Shackerdale Road  
West Knighton  
Leicester  
LE2 6HS**

❖ **3 Bedroom Semi-Detached**

❖ **uPVC DG & FGCH**

❖ **Garage**

❖ **Driveway providing additional Off Road Parking**



**REDUCED PRICE: £162,000**

Kal Sangra - Shonki Brothers Ltd are pleased to offer this 3 bedroom semi-detached house situated in an established residential area in West Knighton, close to Welford Road. The property benefits from full gas central heating, uPVC double glazing, good bus routes into the city centre and excellent amenities nearby thus making it an ideal first time buyer or investment opportunity. The property comprises of an entrance hall, lounge, kitchen, 3 bedrooms, bathroom with garage and driveway, providing additional off road parking for up to 2 vehicles.

## **DIRECTIONS**

Proceed out of Leicester via the A594 Waterloo Way, merging left onto Welford Road. Continue along for approximately 1.5 miles, taking a right turn onto Aberdale Road before crossing immediately over the A563 Asquith Way to slight right onto Shackerdale Road. Continue along for approximately 100 yards where the property can be identified by our "For Sale" board on the left hand side.

## **ACCOMMODATION**

### **Ground Floor:**

**Entrance Porch:** With doorway leading to:

**Entrance hallway:** With laminate flooring, stairs to first floor and access to:

**Lounge: 13'6" (4.13m) x 13'7" (4.14m):** Having double glazed window to the front. Carpet flooring, gas central heating radiator, and electric sockets.

Archway leading through to:

**Dining Room: 10'0" (3.05m) x 9'0" (2.77m):** Having double glazed window to the rear elevation, carpet flooring and electric sockets.

**Kitchen: 10'3" (3.13m) x 8'7" (2.63m):** Having double glazed window to the rear elevation, stainless steel sink and drainer, gas/electric cooker connection, a range of worktops with tiled splash backs, electric sockets, central heating radiator and laminate flooring.

#### First Floor:

**Landing:** Carpet flooring with all connecting doors to:

**Bedroom 1: 11'1" (3.40m) x 10'4" (3.16m):** Having double glazed window to the rear elevation, fitted carpet, central heating radiator and electric sockets.

**Bedroom 2: 10'0" (3.08m) x 13'4" (4.08m):** Having double glazed window to the front elevation, fitted carpet, central heating radiator and electric sockets.

**Bedroom 3: 8'0" (2.45m) x 8'8" (2.65m):** Having double glazed window to the front elevation, fitted carpet, central heating radiator and electric sockets.

**Bathroom: 5'7" (1.72m) x 7'7" (2.32m):** Having double glazed window to the rear elevation, vinyl flooring, part tiled walls, electric wall heater, central heating radiator, bathroom suite comprising bathtub with overhead shower, wash hand basin, and w.c.

#### Outside:

The property benefits from a front driveway providing off road parking for up to two vehicles. The rear garden, which can be accessed via a side passage way, is mainly laid to lawn but features a patio area as well.

At the front of the property, there is also access to:

**Garage: 8'11" (2.74m) x 19'10" (6.06m):** Providing secure, off road parking for an additional vehicle as well as storage space.

#### Services:

Mains services are connected to the property. The services, fittings and appliances have not been tested by the selling agents.

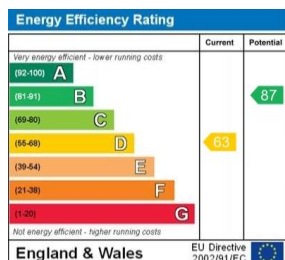
#### Tenure:

Freehold. Vacant possession to be given upon completion.

#### Council Tax:

The property falls within Council Tax Band 'B' which is £1,176.22 for the year 2014/15.

#### Energy Performance Certificate:



#### Viewing:

By appointment through the sole selling agent.

#### Important Information:

All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

#### Health & Safety:

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.