

FOR SALE
Hawthorn Avenue
Birstall
Leicester LE4 4HJ



OFFERS OVER: £300,000

- An Impressive, Recently Refurbished Semi Detached Family Home
- Cloakroom, Reception Room & Dining Kitchen With Integrated Appliances
- Car Standing For 2 Vehicles, Rear Garden & Garage
- Located In The Highly Sought After Area of Birstall
- 3 Bedrooms & Family Bathroom
- Ideal For Families



Location

This property is located on Hawthorn Avenue, off Wanlip Lane and in the highly sought after area of Birstall. The property benefits from being in close proximity to schools, shops, eateries, and many other amenities. The area is serviced by frequent bus links to and from Leicester City Centre.

Description

An impressive and recently refurbished, extended semidetached property with a contemporary feel, briefly comprising, entrance hall, cloakroom, reception room and dining kitchen with integrated appliances. To the first floor, 3 generously sized bedrooms and family bathroom. Externally, block paved front garden with car standing for 2 vehicles, rear garden with patio area and large yard beyond. Ideal for families.

Accommodation

All measurements are approximate:

Entrance Hall

Double glazed door to front, double glazed window to side, stairs of to first floor, tiled floor, radiator, spotlights.

Cloakroom

Double glazed window to side, floating wash hand basin with hot and cold mixer tap, low level WC, radiator, pendant light fitting.

Reception Room - 26' 2" x 11' 6" (7.97m x 3.50m)

Double glazed bay window to front, radiators, power points, spotlights, pendant light fitting.

Open to

Dining Kitchen

Double glazed double doors to rear, double glazed window to rear and side, extended vaulted ceiling with 2 skylights, stainless steel sink with hot and cold mixer tap set into worktop with a full range of cupboard and drawers under, wall mounted units, four burner gas hob, electric oven, extractor fan, integrated appliances: dishwasher and washing machine.

Landing

Double glazed window to side, access to loft.

Bedroom 1 - 15' 3" x 10' 2" (4.64m x 3.10m)

Double glazed bay window to front, radiator, power points, pendant light fitting.

Bedroom 2 - 11' 6" x 10' 0" (3.50m x 3.05m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Bedroom 3 - 7' 5" x 7' 9" (2.26m x 2.36m)

Double glazed window to front, radiator, power points, pendant light fitting.

Bathroom - 8' 3" x 7' 3" (2.51m x 2.21m)

Double glazed window to rear, panelled bath with hot and cold mixer tap, low level WC, shower cubicle, floating wash hand basin, tile splashback surrounds, radiator, pendant light fitting.

Garage - 17' 3" x 9' 5" (5.25m x 2.87m)

Double glazed door to side, double glazed window to side.

Outside

Block paved front garden with car standing for 2 vehicles, rear garden with patio area and large yard beyond.

Tenure

Freehold

EPC

Band C.

Council Tax

The property falls within Band C.

Services

The services, fittings, and appliances (if any) have not been tested by the agents.

Local Authority

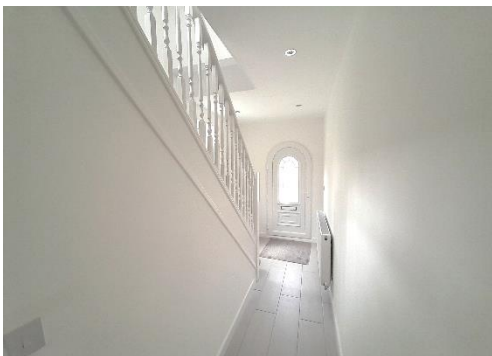
Charnwood Borough Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

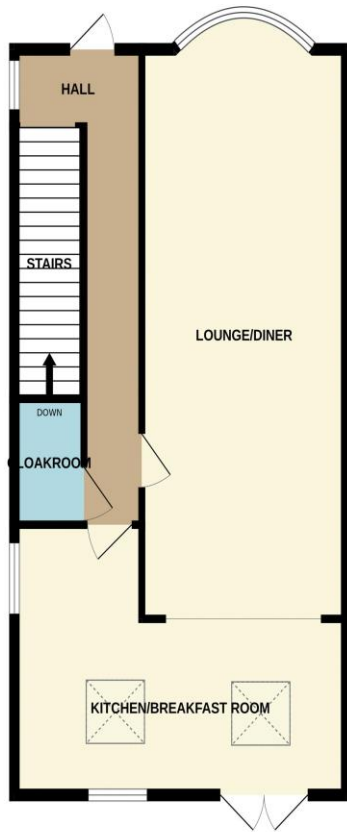
Email: info@shonkibrothers.com





GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

