



18 Queensgate Drive, Birstall, Leicester, LE43JQ

MOORE
& YORK



Property at a glance:

- Established Bay Windowed Semi
- Sought After Residential Development
- Three Bedrooms & Bathroom
- Lounge, Dining Room & Kitchen
- Ample Parking & Garage
- Good Scope For Development(STP)
- Viewing Essential

Guide Price £265,000 Freehold



Established bay window three bedroom semi detached home situated in the heart of the popular Gates development in the sought after suburb of Birstall which offers its own community atmosphere including schooling, shopping and leisure facilities. The centrally heated accommodation needs redecoration throughout and briefly comprises to the ground floor entrance hall, lounge, dining area, lean on conservatory and kitchen and to the first floor three bedrooms and bathroom and stands with parking to front leading to side garage and good sized garden to rear offering potential for development (STP).

DETAILED ACCOMMODATION

Hardwood and glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, radiator.

LOUNGE

11' 6" x 10' 11" (3.51m x 3.33m) Radiator, TV point, open fire set in display surround with matching plinths, sealed double glazed bay window to front aspect, archway leading to;

DINING AREA

9' 0" x 8' 8" (2.74m x 2.64m) 9' 0" x 8' 8" (2.74m x 2.64m) Radiator, sliding patio door leading to;

LEAN ON CONSERVATORY

10' 4" x 10' 4" (3.15m x 3.15m)

KITCHEN

10' 9" x 8' 2" (3.28m x 2.49m) Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over, tiled splash backs, tiled floor, wall mounted gas boiler, UPVC sealed double glazed window, door to side aspect.

FIRST FLOOR LANDING

BEDROOM 1

11' 5" x 10' 0" (3.48m x 3.05m) Radiator, sealed double glazed bay window.

BEDROOM 2

12' 0" x 11' 0" (3.66m x 3.35m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

7' 5" x 7' 0" (2.26m x 2.13m) Radiator.

BATHROOM

7' 0" x 5' 10" (2.13m x 1.78m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, radiator.

OUTSIDE

Tarmac driveway to front providing parking leading to side garage with up and over door. Good sized garden to rear comprising patio area and lawns with evergreen and floral borders, central dwarf wall with trellis.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, the majority of windows are double glazed.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

TENURE

Freehold

COUNCIL TAX BAND

Charnwood C

EPC RATING

TBC

FLOOR PLANS

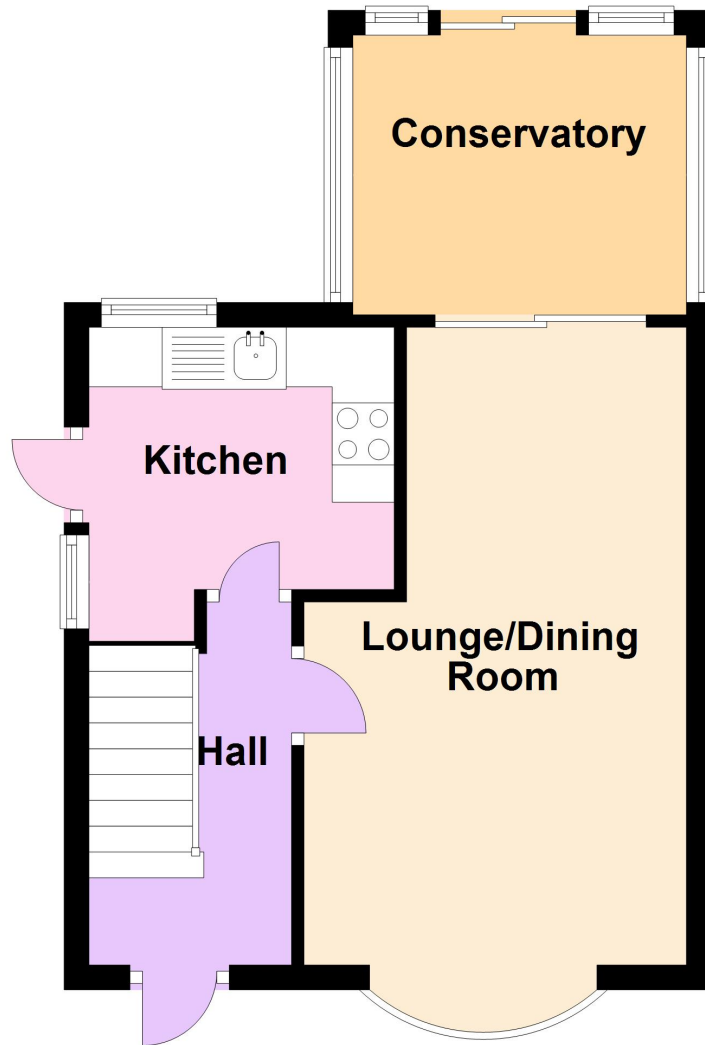
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

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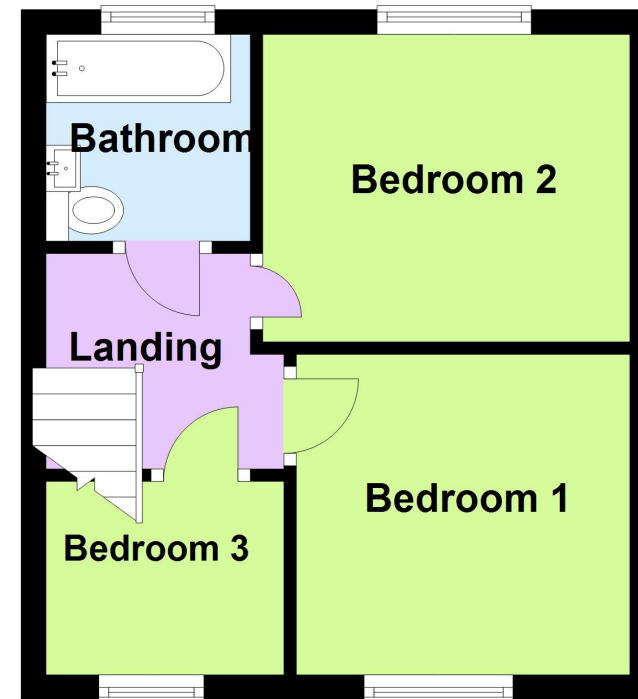
Ground Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



First Floor

Approx. 24.3 sq. metres (261.5 sq. feet)



Total area: approx. 55.6 sq. metres (598.9 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

