



36 Copeland Road, Birstall, Leicester LE43AA

MOORE
& YORK



Property at a glance:

- Deceptively Spacious Extended Semi Detached Home
- Four Bedrooms & Four Piece Bathroom
- Lounge, Kitchen/Breakfast Room & Sitting Room/Conservatory
- No Onward Chain
- Popular and Sought After Location
- Recently Installed Worcester Boiler
- Ideal For Growing Family

Asking Price £360,000 Freehold



Deceptively spacious extended established four bedroom semi detached home situated in this popular large Village offering a good range of shopping, schooling and leisure facilities and within easy access of the Western bypass offering excellent transport links. This lovely home is being sold with no onward chain and benefits from a recently installed Worcester central heating boiler, double glazed windows and fascia's. The accommodation briefly comprises to the ground floor entrance porch, reception room, lounge, kitchen/breakfast room, open plan sitting room/conservatory and cloakroom/WC and to the first floor four bedrooms and four piece family bathroom and stands with ample parking to front and easily maintainable gardens to rear. The property would ideally suit the young and growing family and we highly recommend an internal viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed French doors with matching picture side panels leading to;

ENTRANCE PORCH

11' 6" x 4' 6" (3.51m x 1.37m) Tiled flooring, radiator, UPVC sealed double glazed door leading to;

RECEPTION ROOM

19' 2" x 7' 10" max (5.84m x 2.39m) Radiator, stairwell leading to first floor accommodation, seating area.

LOUNGE

14' 2" x 13' 4" (4.32m x 4.06m) Radiator, UPVC sealed double glazed bay window to front aspect, TV point, wall mounted pebble display electric fire.



INNER LOBBY

Understairs cupboard.

CLOAKROOM/WC

Low level WC and wash hand basin, tiled flooring, tiled splash back.





KITCHEN/BREAKFAST ROOM

14' 5" x 11' 4" (4.39m x 3.45m) Nicely fitted in a range of soft close lighted units comprising sink unit with mixer tap over and cupboards under, matching base units with Butcher block work surfaces over with matching upturn and drawers and cupboards under, complementary wall mounted eye level cupboards, glazed display cabinet, large range cooker space with extractor fan over set in display hood, matching butcher block island/breakfast bar with cupboards and deep pan drawers under, white rectangle tiled splash backs, recently installed Worcester wall mounted boiler, UPVC sealed double glazed window, plumbing for washing machine and dishwasher, UPVC sealed double glazed window.

SITTING ROOM/CONSERVATORY

15' 11" x 11' 6" (4.85m x 3.51m) light wood paneled flooring, radiator, walk in storage cupboard, UPVC sealed double glazed French doors and windows to rear garden, insulated conservatory area, fitted cupboard unit with Butcher block surface.

FIRST FLOOR LANDING

Radiator.

BEDROOM 1

12' 0" x 11' 8" (3.66m x 3.56m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

BEDROOM 2

11' 4" x 9' 0" (3.45m x 2.74m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

8' 6" x 8' 0" (2.59m x 2.44m) Radiator, open plan aspect leading to;

DRESSING AREA

7' 0" x 6' 4" (2.13m x 1.93m) Radiator, UPVC sealed double glazed window.

BEDROOM 4

12' 8" x 8' 0" (3.86m x 2.44m) Radiator, UPVC sealed double glazed window.

BATHROOM

14' 7" x 5' 8" max (4.45m x 1.73m) Four piece suite comprising tiled corner shower cubicle, paneled bath, Vanity sink unit and low level WC, Velux sealed double glazed window, heated towel rail, large tiling throughout.

OUTSIDE

Offroad parking for two cars to front. Easily maintainable gardens to rear comprising slabbed patio with steps leading to artificial lawns and decked seating area with floral and evergreen borders, pathway leading to summerhouse, greenhouse and vegetable plot.

VIEWING

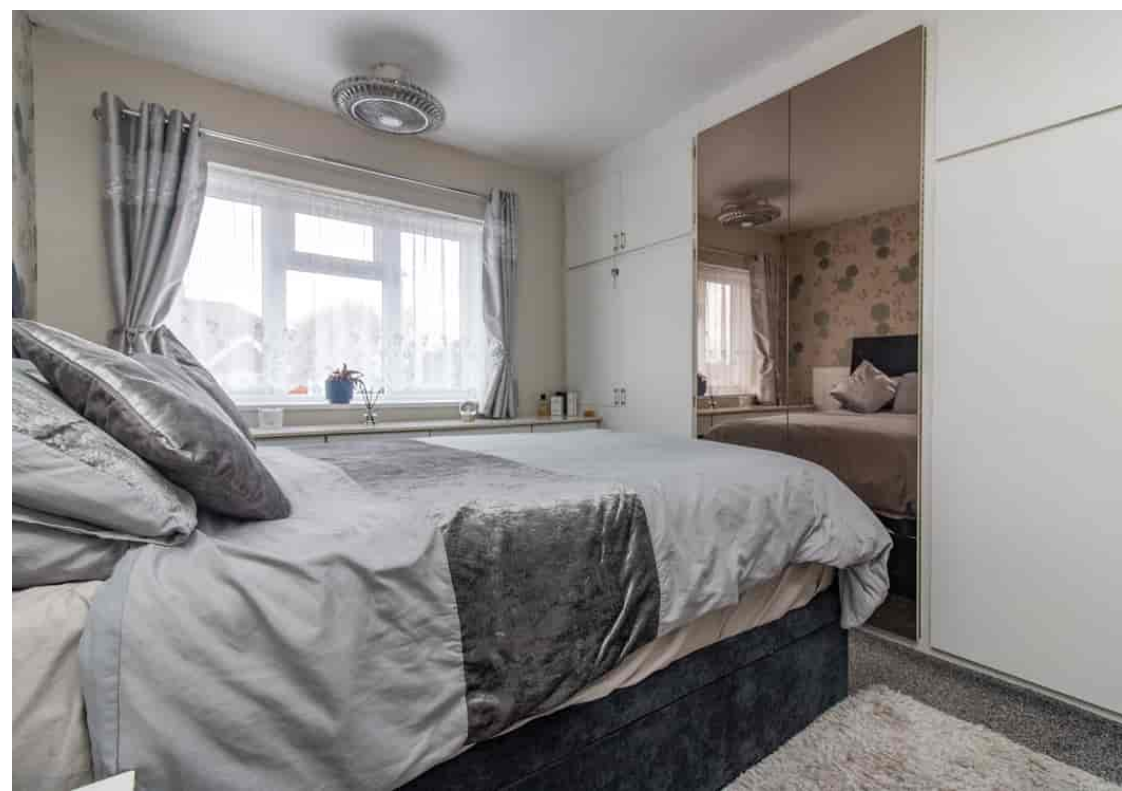
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

SERVICES

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









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, 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

ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

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.

TENURE

Freehold

COUNCIL TAX BAND

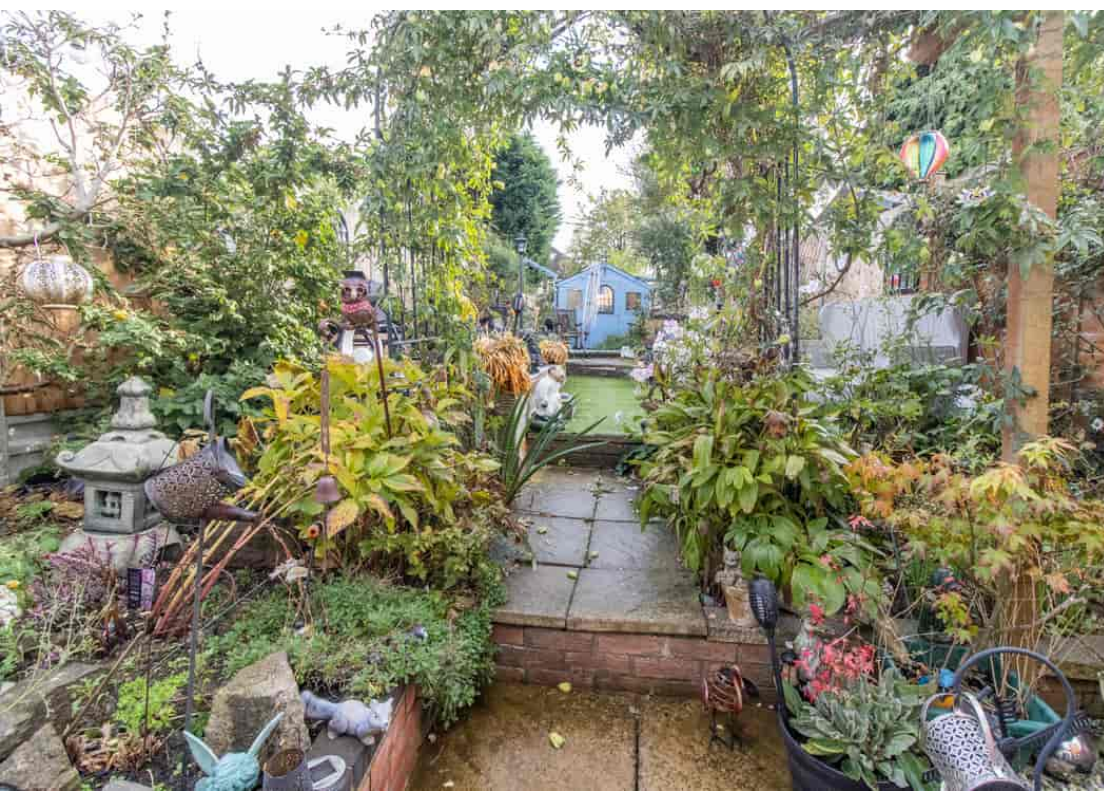
Charnwood C

EPC RATING

D

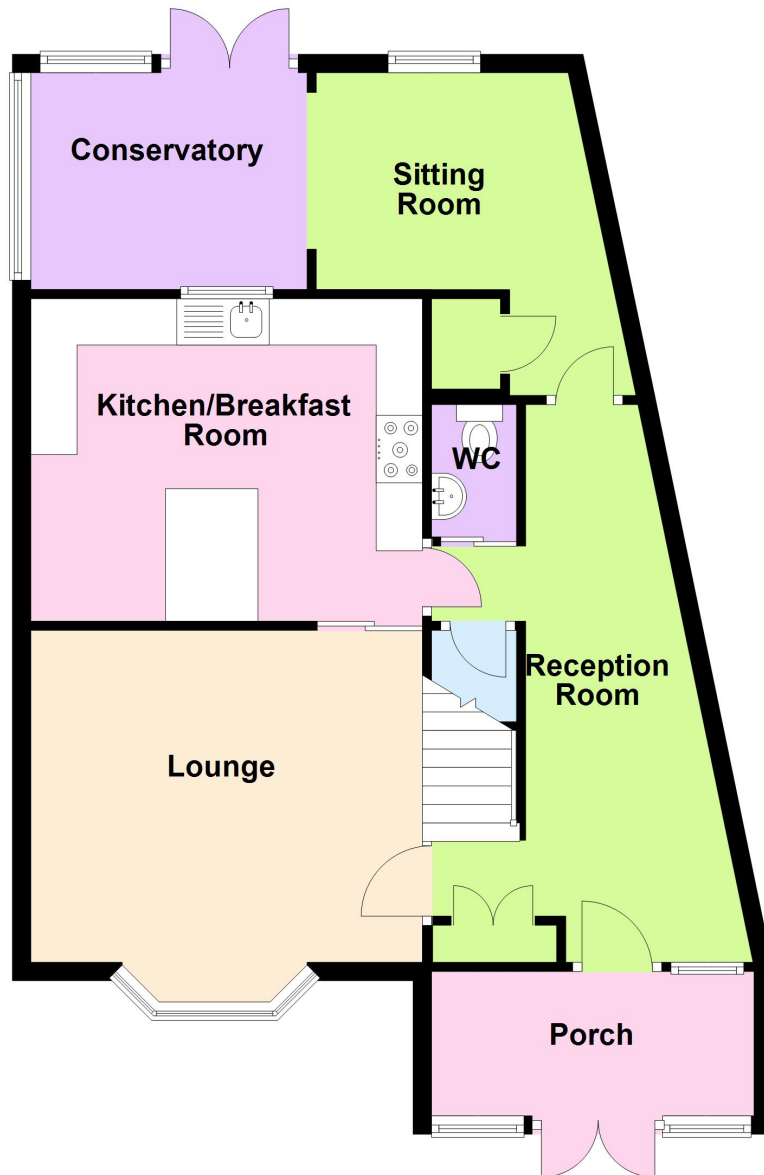
IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.





Ground Floor



First Floor



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

