



50 Bramley Road, Birstall, Leicester LE44FG

MOORE
& YORK



Property at a glance:

- Established Semi Detached Home
- Three Bedrooms
- Gas Central Heating & D\G
- Easy Access Local Facilities
- Kitchen Area & Utility Room
- Gardens to Front and Rear
- Popular Location
- No Upward Chain

£249,500 Freehold



Established three bedroom semi detached home situated within walking distance of the extensive range of shopping, schooling and leisure facilities of the popular town of Birstall and within a short drive of the Western Bypass providing excellent transport links and the Leicester City Centre itself. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor open plan kitchen/dining room, utility room and lounge and to the first floor three bedrooms and bathroom and stands with gardens to front and rear with parking and storage garage to side. The property would ideally suit the growing family and we recommend a early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

KITCHEN/DINING ROOM

20' 0" x 9' 10" (6.10m x 3.00m) Kitchen area comprising sink unit with cupboards 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, glazed display cabinet, double radiator open plan aspect to dining area with UPVC sealed double glazed French door and window to rear aspect.

UTILITY ROOM

8' 0" x 6' 2" (2.44m x 1.88m) Radiator, UPVC sealed double glazed window, plumbing for washing machine, wall mounted gas boiler, door to rear garden

LOUNGE

16' 10" x 9' 8" (5.13m x 2.95m) Enclosed stairs leading to first floor accommodation, TV point, radiator, solid fuel burner with exposed brick and hardwood surround.

FIRST FLOOR LANDING

Double radiator, UPVC sealed double glazed window, access to loft space.

BEDROOM 1

11' 9" x 9' 8" (3.58m x 2.95m) Radiator, UPVC sealed double glazed window, fitted wardrobes

BEDROOM 2

10' 3" x 9' 11" (3.12m x 3.02m) 10' 3" x 9' 11" (3.12m x 3.02m) Radiator, UPVC sealed double glazed window,



BEDROOM 3

9' 11" x 6' 11" (3.02m x 2.11m) 9' 11" x 6' 11" (3.02m x 2.11m) Radiator, UPVC sealed double glazed window,

BATHROOM

8' 0" x 5' 2" (2.44m x 1.57m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, heated towel rail, tiled splash back.

OUTSIDE

Open plan lawns to front and driveway to side providing parking leading to storage garage, patio and lawn garden to rear with evergreen border.

SERVICES

All mains services are understood to be available. Hot water for central heating and domestic purposes is gas fired and ample electric power points are fitted throughout the property which had UPVC double glazing.

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.

COUNCIL TAX BAND

Charnwood B

TENURE

Freehold

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.

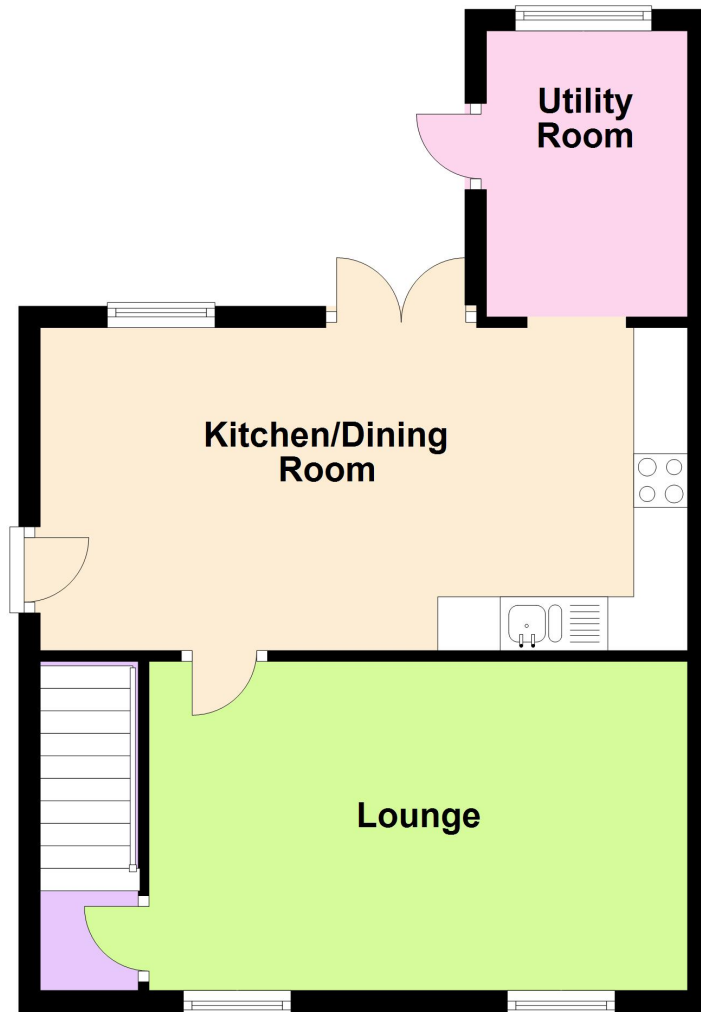
IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



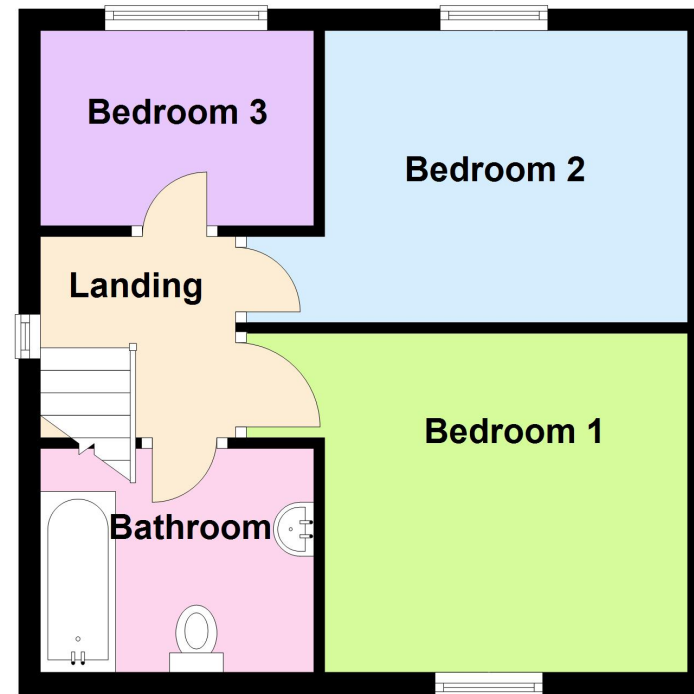
Ground Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



First Floor

Approx. 35.9 sq. metres (385.9 sq. feet)



Total area: approx. 78.0 sq. metres (839.9 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

