



93 Stonehill Avenue, Birstall, Leicester LE44JG

MOORE
& YORK



Property at a glance:

- Established Bay Window Detached Home
- Sough After Location
- Easy Access To Local Facilities
- Three Bedrooms
- Feature 33ft Conservatory Overlooking Gardens
- Lounge, Dining Room & Kitchen
- Gas Central Heating & D\G
- Ample Parking & Garage
- Ideal Buy For Growing Family

£295,000 Freehold



Established bay window three bedroom detached home situated in the heart of the sought after suburb of Birstall which offers its own community atmosphere including schooling, shopping and leisure facilities within walking distance and within a short drive of the Western Bypass offering excellent transport links. The well planned double glazed and centrally heated accommodation briefly comprises to the ground floor entrance hall, dining room, lounge, kitchen and 33ft side conservatory overlooking gardens and to the first floor three bedrooms and four piece family bathroom and stands on good sized plot set back from the road with ample parking and garage. The property offers great potential for further development(STP) and would ideally suit the young and growing family and we highly recommend an early viewing.

DETAILED ACCOMMODATION

Composite sealed double glazed door with feature original arched storm porch over leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, double radiator, under stairs cupboard.

DINING ROOM

14' 5" x 12' 4" (4.39m x 3.76m) UPVC sealed double glazed circular bay window to front aspect, double radiator, display fire and surround, picture rail

LOUNGE

13' 7" x 12' 2" (4.14m x 3.71m) Display fire set in York stone surround with matching raised hearth, TV point, sealed double glazed sliding patio door to rear garden, double radiator.

KITCHEN

9' 5" x 6' 11" (2.87m x 2.11m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, wall mounted eye level cupboards, tiled splash backs, plumbing for washing machine UPVC sealed double glazed window, double radiator, wall mounted Worcester boiler Door leading to;





CONSERVATORY

33' 0" x 9' 3" (10.06m x 2.82m) Double door and single door leading to rear garden, private door to garage.

FIRST FLOOR LANDING

UPVC sealed double glazed.

BEDROOM 1

13' 8" x 12' 4" (4.17m x 3.76m) UPVC sealed double glazed window, double radiator, fitted wardrobes.

BEDROOM 2

14' 0" x 12' 4" (4.27m x 3.76m) Double radiator, UPVC sealed double glazed circular bayed window.

BEDROOM 3

7' 11" x 7' 0" (2.41m x 2.13m) Radiator, UPVC sealed double glazed window.

BATHROOM

9' 5" x 6' 11" (2.87m x 2.11m) Four piece suite comprising tiled shower cubicle, panelled bath, Royal Doulton wash hand basin and low level WC, double radiator, UPVC sealed double glazed window

OUTSIDE

Ornamental gate and dwarf wall frontage leading to lawn area with evergreen and floral borders and driveway providing parking leading to garage. Patio and formal shape lawns to rear with well stocked evergreen and floral beds. Brick store & W/C.

SERVICES

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

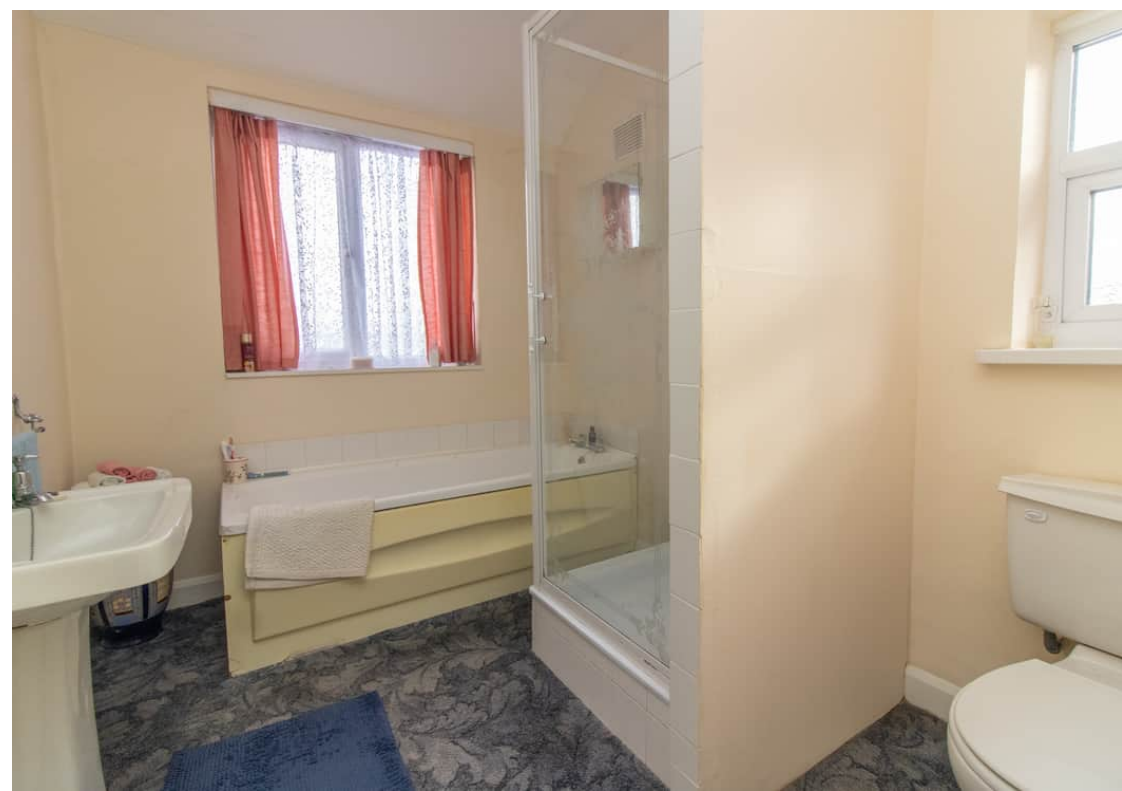
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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

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.

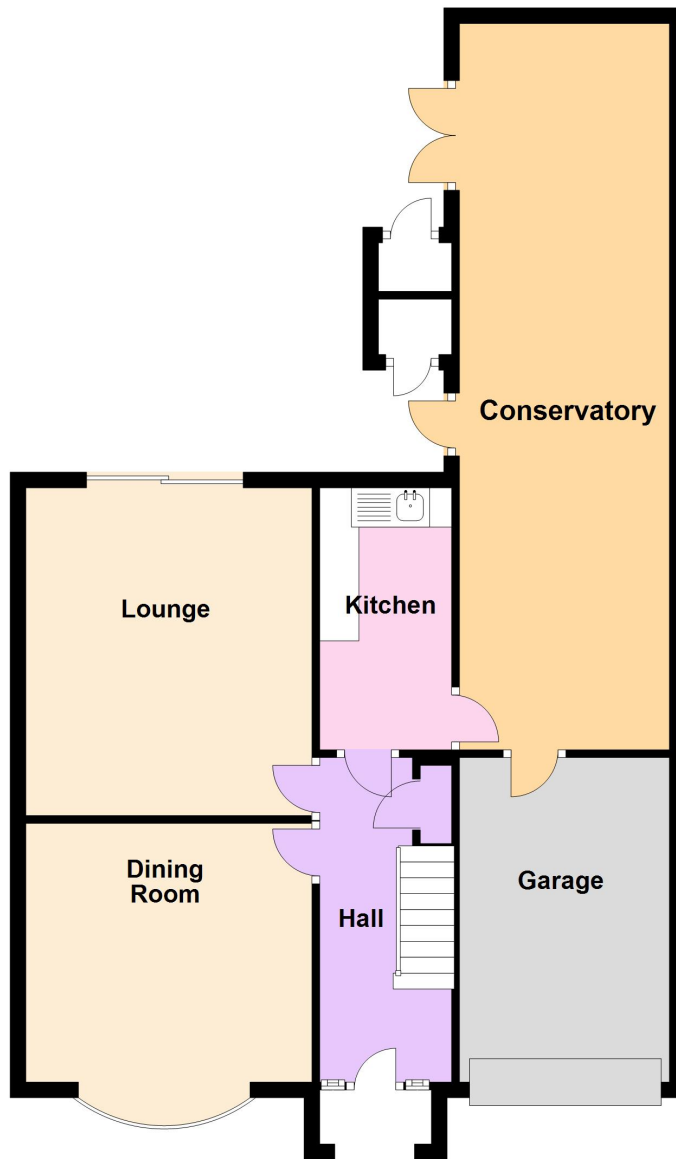
Property Information Questionnaire

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.



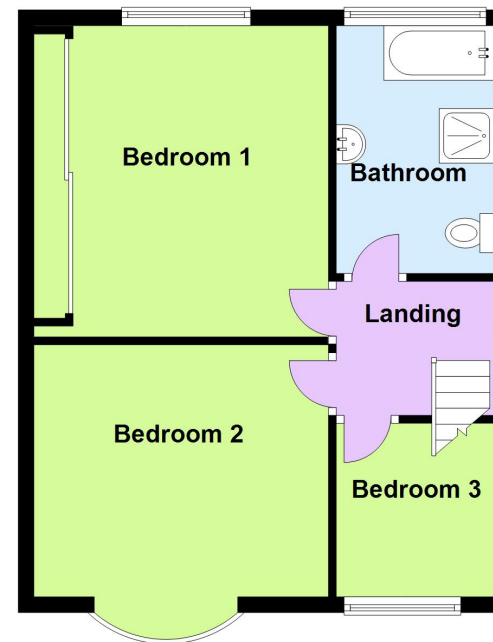
Ground Floor

Approx. 81.2 sq. metres (873.7 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



Total area: approx. 124.3 sq. metres (1338.1 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

