



36 Copeland Road, Birstall  
£360,000

MOORE  
& YORK



## 36 Copeland Road

Birstall, Leicester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Deceptively Spacious Extended Semi Detached Home
- Four Bedrooms & Four piece Bathroom
- Lounge. Kitchen/Breakfast Room & Sitting Room/Conservatory
- No Onward Chain
- Ideal For Growing Family
- Sought After Location



#### **DETAILED ACCOMODATION**

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" (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' 4" x 11' 4" (4.37m 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.



#### **CONSERVATORY/LIVING ROOM**



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**GARDEN**

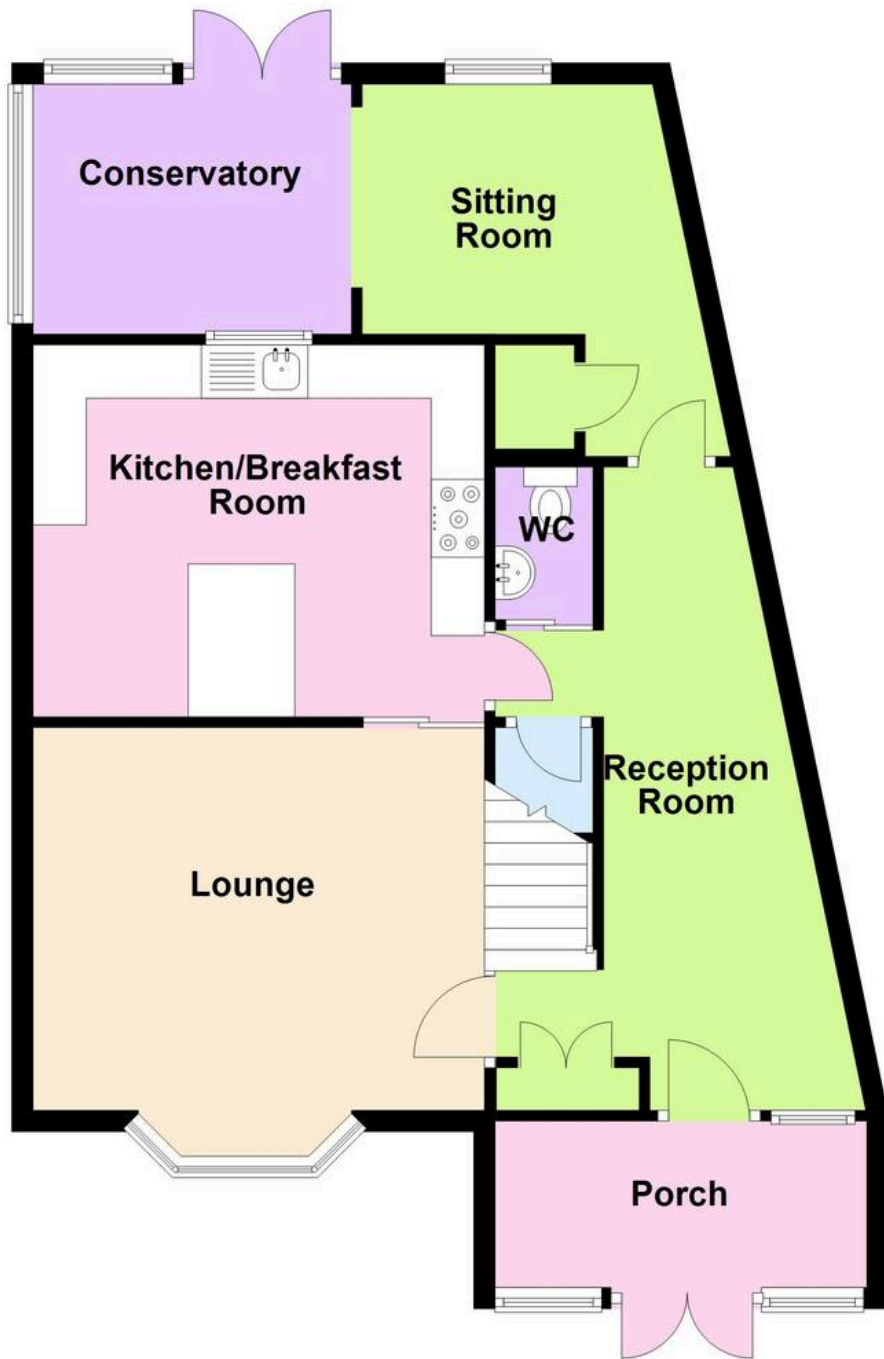
**DRIVEWAY**

2 Parking Spaces

Offroad parking for two cars to front



### Ground Floor



### First Floor





## Moore & York

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