



53 Swannington Road, Leicester
Leicester

Offers Over £200,000



53 Swannington Road

Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- MID TOWN HOUSE FAMILY HOME
- ENTRANCE PORCH & ENTRANCE HALL
- LOUNGE/DINING ROOM & KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM & DOWNSTAIRS WC
- GAS HEATING & DOUBLE GLAZING
- OFF ROAD PARKING & EASILY MAINTAINABLE GARDEN
- EASY ACCESS LOCAL FACILITIES
- NO ONWARD CHAIN



DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel leading to:

ENTRANCE PORCH

Hardwood and glazed door leading to;

ENTRANCE HALL

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

CLOAKROOM/WC

Low level WC, radiator, UPVC sealed double glazed window.

LOUNGE/DINING ROOM

14' 6" x 11' 0" (4.42m x 3.35m)

Radiator, UPVC sealed double glazed window, TV point.

KITCHEN

11' 0" x 6' 7" (3.35m x 2.01m)

Comprising sink unit with cupboards under, matching base unit with work surface over, drawers and cupboards under, complementary wall mounted eye level unit, wall mounted gas boiler, tiled splash backs, UPVC sealed double glazed window.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

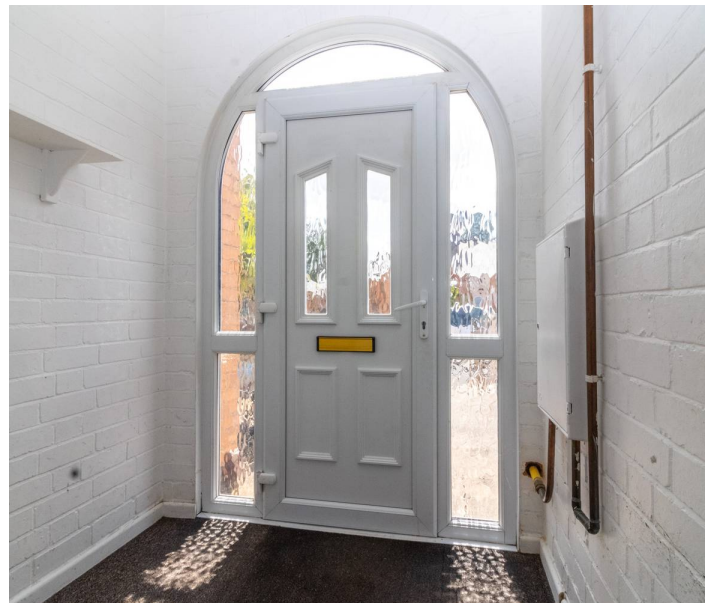
12' 8" x 10' 2" (3.86m x 3.10m)

Radiator, UPVC sealed double glazed window.

BEDROOM 2

11' 0" x 10' 11" (3.35m x 3.33m)

Radiator, UPVC sealed double glazed window, storage cupboard.





BEDROOM 3

7' 10" x 7' 1" (2.39m x 2.16m)

Radiator, UPVC sealed double glazed window

BATHROOM

Three piece suite comprising panel bath with shower over, pedestal wash hand basin and low level WC, tiled splash back, radiator, UPVC sealed double glazed window

OUTSIDE

Off road parking to front. Patio and lawn garden to rear.

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

IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and floor 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.

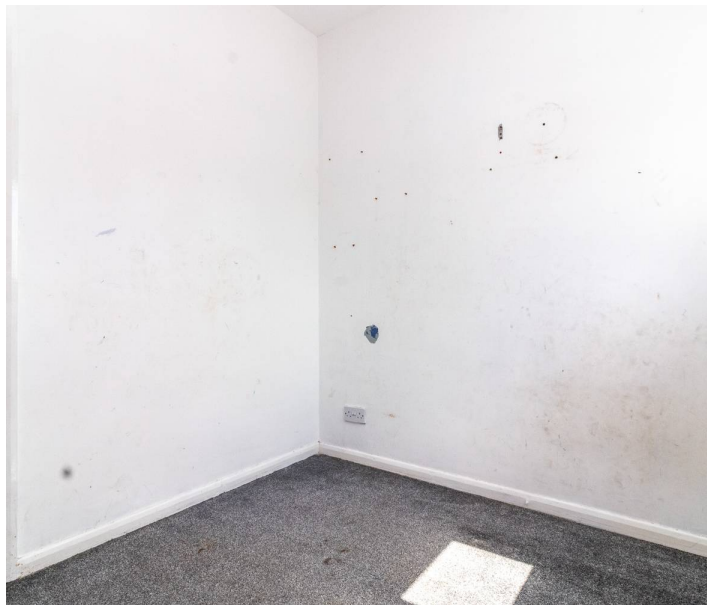




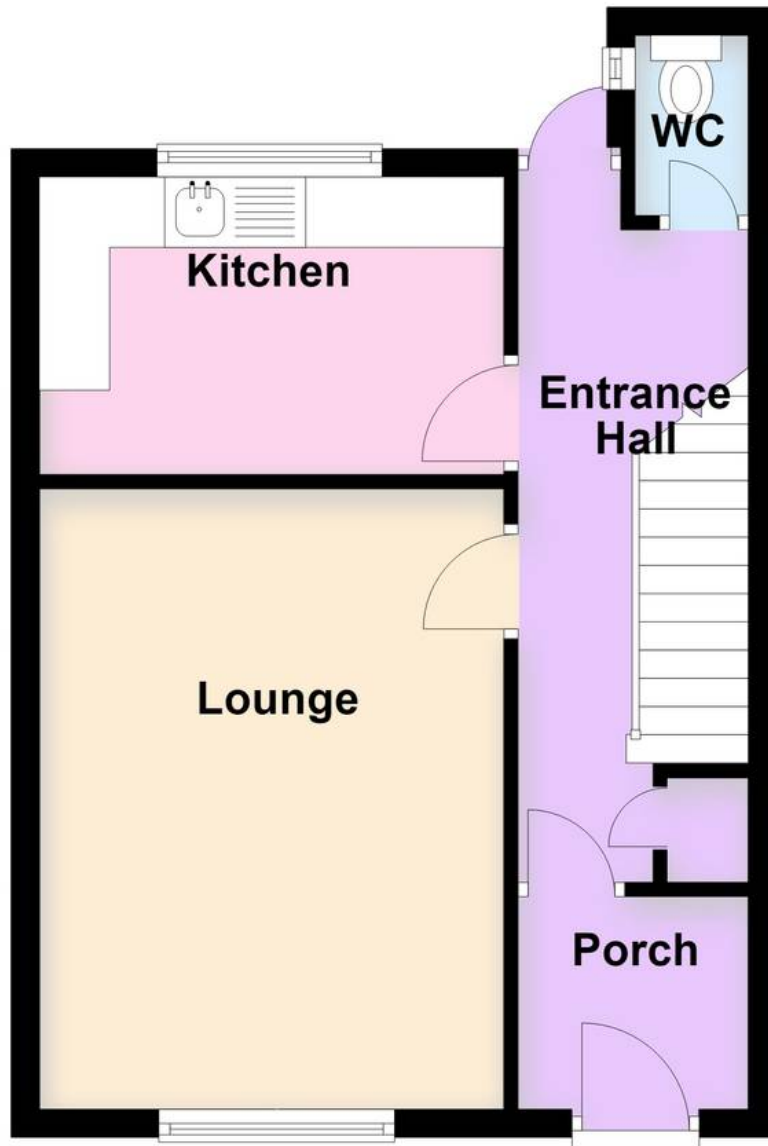
REAR GARDEN

OFF STREET

1 Parking Space



Ground Floor



First Floor





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www.mooreandyork.co.uk

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