



47 Sylvan Street, Leicester

Leicester

Guide Price £175,000



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Council Tax band: A

Tenure: Freehold

- NICELY PRESENTED EXTENDED BAY WINDOW TERRACE HOME
- LOUNGE,DINING ROOM & KITCHEN
- REAR EXTENSION WITH FLEXIBILITY OF USAGE
- TWO DOUBLE BEDROOMS ,WITH FITTED WARDROBES, & FAMILY BATHROOM
- GAS HEATING & DOUBLE GLAZING
- EASILY MAINTAINABLE GARDEN
- EASY ACCESS LOCAL FACILITIES
- NO ONWARD CHAIN



DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to

LOUNGE

11' 3" x 11' 1" (3.43m x 3.38m)

Double radiator, UPVC sealed double glazed bay window to front aspect, wall mounted gas fire, ornate coving picture rail, meters cupboard.

INNER LOBBY

Stairs leading to first floor accommodation.

DINING ROOM

11' 9" x 11' 2" (3.58m x 3.40m)

UPVC sealed double glazed window, coal effect gas fire, understairs recess.

KITCHEN

12' 7" x 6' 1" (3.83m x 1.85m)

Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and 4 piece gas hob, UPVC sealed double glazed window, tiled flooring, tiled throughout, concealed central heating boiler, archway leading to;



UTILITY ROOM

9' 9" x 5' 3" (2.97m x 1.60m)

UPVC sealed double glazed window, UPVC door to garden, radiator.

FIRST FLOOR

BEDROOM 1

12' 7" x 11' 4" (3.83m x 3.45m)

Fitted wardrobes, UPVC sealed double glazed window, radiator.

BEDROOM 2

12' 7" x 12' 0" (3.83m x 3.66m)

Radiator, UPVC sealed double glazed window, over stairs cupboard, fitted wardrobe.

BATHROOM(OFF BEDROOM 2)



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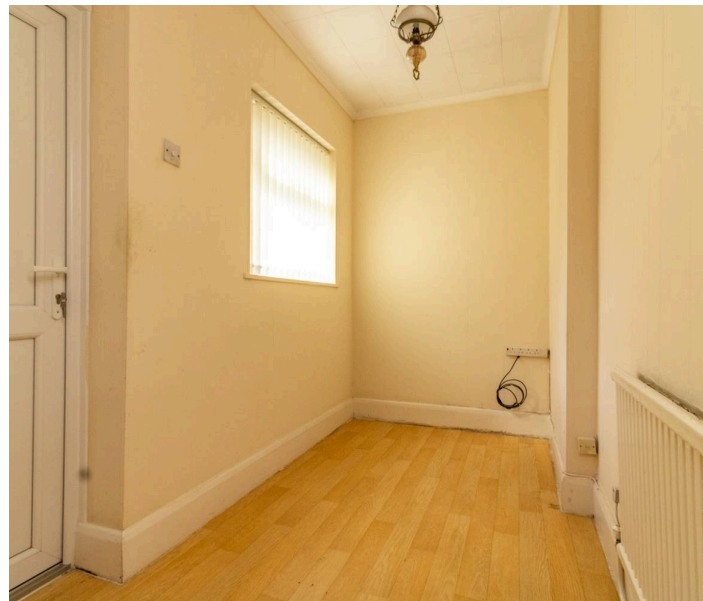
Fitted wardrobes, UPVC sealed double glazed window, radiator.

BEDROOM 2

12' 7" x 12' 0" (3.83m x 3.66m)

Radiator, UPVC sealed double glazed window, over stairs cupboard, fitted wardrobe.

BATHROOM(OFF BEDROOM 2)





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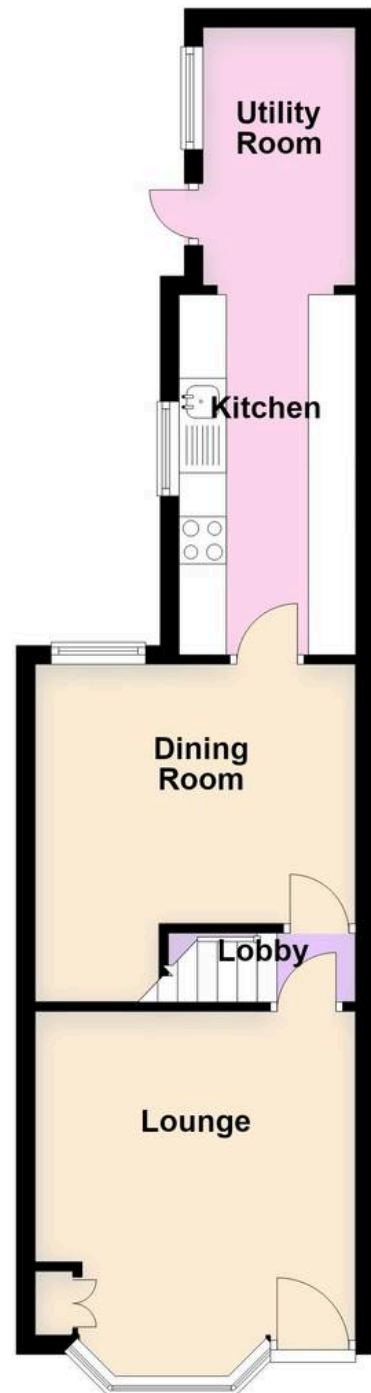
REAR GARDEN

ON STREET

1 Parking Space



Ground Floor



First Floor





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