



Stoneacre
Properties



Birch Crescent, Leeds, LS15 7SU

£180,000

Stoneacre Properties are delighted to offer to the market this well maintained mid terrace. This lovely home would make an ideal first time purchase. The property is located close to all the local amenities that are on offer at Halton. Comprising: entrance, lounge, kitchen, two bedrooms and a bathroom. In addition this property benefits from a really useful extra space that can be used as a dressing/office area. Externally the property has gardens to the front and rear. Early viewings are highly recommended to avoid disappointment. NO CHAIN.

Entrance

Door to front. Central heating radiator. Staircase leading to first floor.

Lounge



Double glazed bay window to front. Central heating radiator. Electric fire.

Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for fridge/freezer. Plumbing for automatic washing machine. Gas cooker point. Door to rear. Double glazed window to rear. Central heating boiler. Central heating radiator.

First Floor Landing

Access into loft.

Bedroom One



To the front is a double glazed window. Central heating radiator. Access into dressing/office space.

Office/Dressing Area



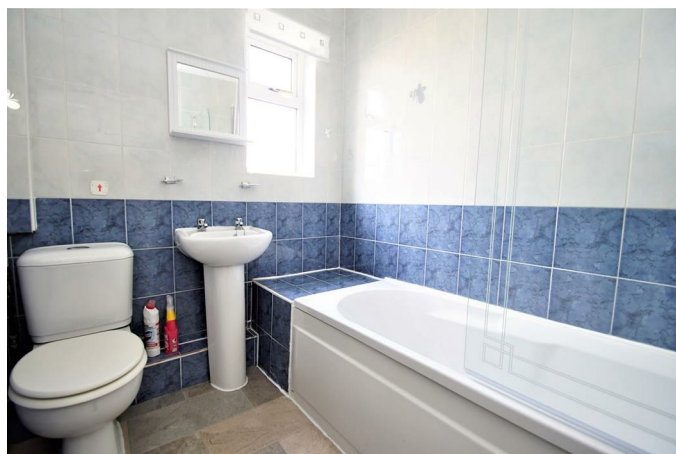
Fitted with hanging rails and shelving. To the front is a double glazed window. Central heating radiator.

Bedroom Two



To the rear is a double glazed window. Central heating radiator. Built in storage.

Bathroom



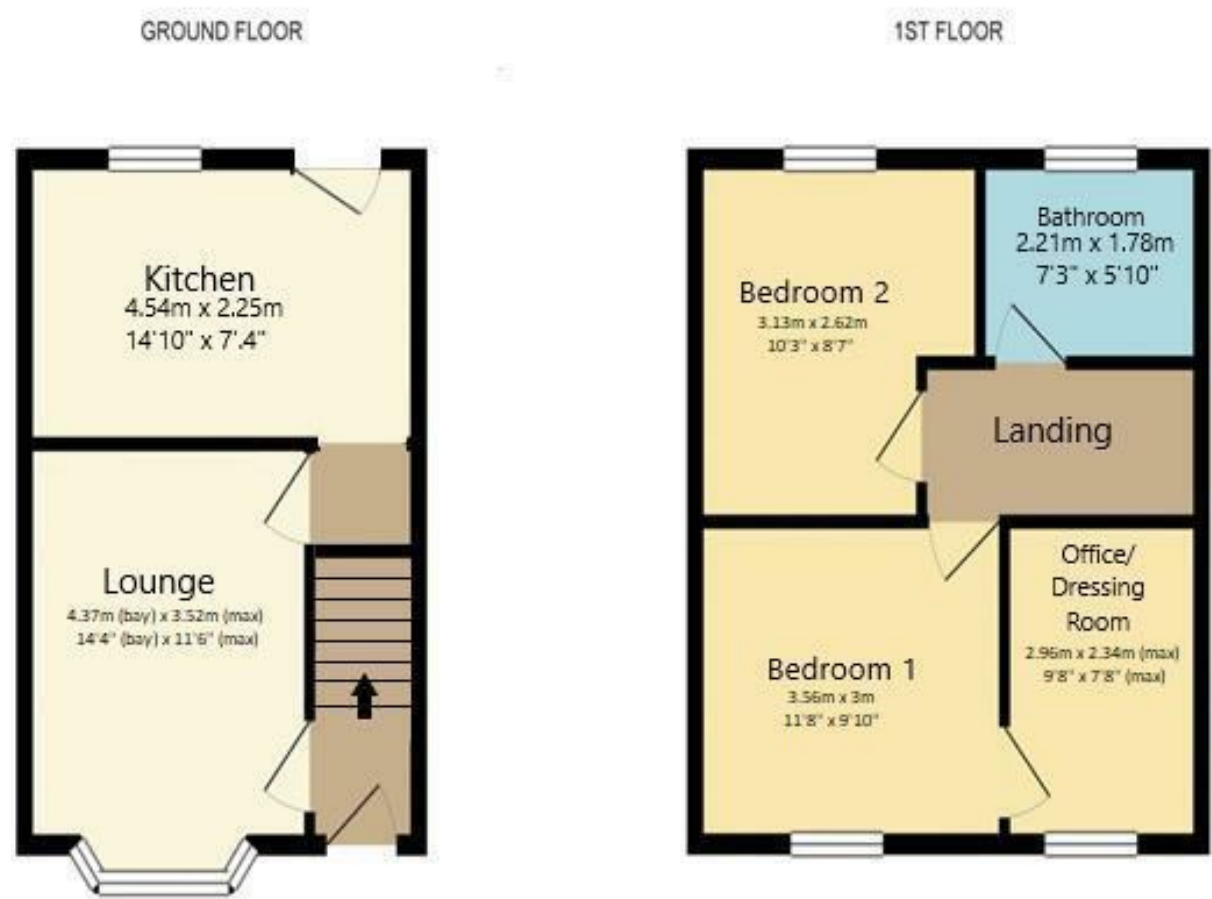
Fitted with a white suite comprising: bath with shower over, wash hand basin and wc. In addition there is tiling, central heating radiator and a double glazed window to rear.

External



To the front of the property is an enclosed garden with steps leading to front door. To the rear is a low maintenance garden that is mainly decked.

Floor Plan

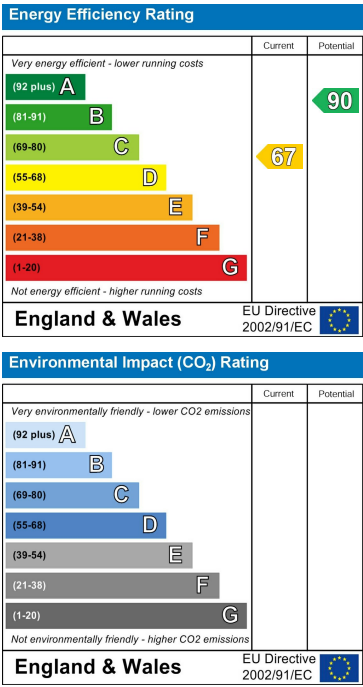


All measurements are approximate and are for display purposes only

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.