



**Stoneacre**  
Properties



**Birch Crescent, Leeds, LS15 7SU**

**£170,000**

**\*\*\*WELL PRESENTED TWO BEDROOM MID TERRACE WITH PARKING\*\*\*** Stoneacre Properties are delighted to offer for sale this well presented two bedroom mid terrace. The property is situated in a popular area close to local amenities at both Crossgates and Halton. Comprising: entrance with staircase leading to first floor, spacious lounge, kitchen/diner. To the first floor is two good sized bedrooms and a family bathroom. Externally the property benefits from low maintenance garden to the rear and a driveway to the front. Viewings are highly recommended.



### Entrance

Door to front. Staircase leading to first floor. Laminate flooring.

### Lounge



To the front is a double glazed bay window. Central heating radiator. Laminate flooring.

### Inner Hall

Cupboard under stairs.

### Kitchen



Fitted with a range of wall and base units incorporating a stainless steel sink and drainer unit. Plumbing for automatic washing machine. Space for fridge/freezer. Four ring gas hob, electric oven and extractor fan over. Central heating boiler. Central heating radiator. Double glazed window and door to rear.

### First Floor Landing

Access to loft.

### Bedroom One



To the front is a double glazed window. Central heating radiator. Built in storage cupboard with hanging rail.

### Bedroom Two



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

### Bathroom



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

### External

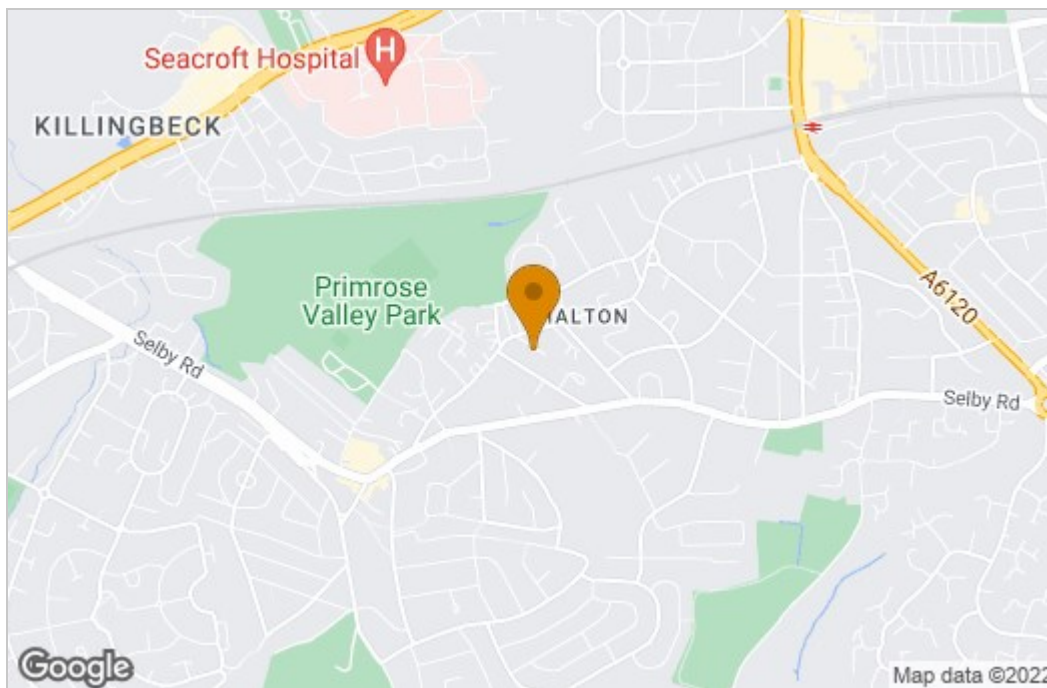


To the front is a paved area that provides off street parking. To the rear is a low maintenance area.

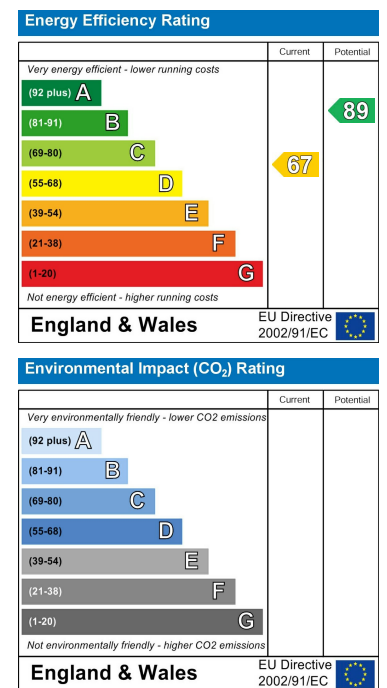
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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