



FOR SALE

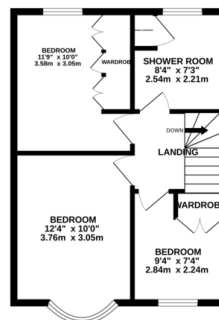
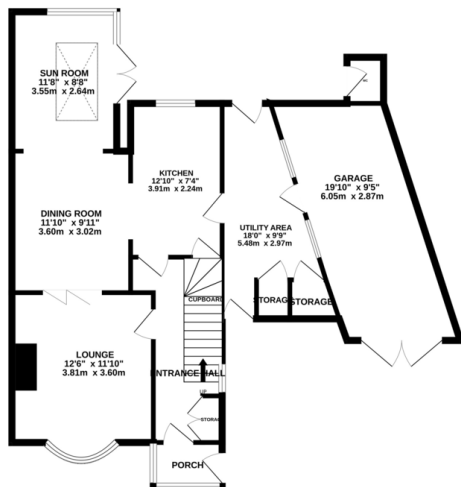
3 Bed Semi-Detached House in Acacia Avenue, Birstall, LE4 4HB
£300,000

A stylishly presented semi detached house occupying a generous corner plot. The plot shape would lend itself to further extension (subject to the necessary consents). The accommodation comprises porch, entrance hall, lounge, dining area, sun room, kitchen, utility area, outside w.c., garage, three bedrooms, shower room and pleasant gardens to the front and rear. An ideal family home and genuine crowd pleaser.



GROUND FLOOR
903 sq.ft. (83.8 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

EPC to be confirmed

- Semi Detached
- Corner Plot
- Three Bedrooms
- Garage
- Pleasant Gardens
- Stylish Presentation
- Potential To Extend
- Popular Location

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

