




SETHS
THINK PROPERTY...THINK SETHS

Darley Street
Highfields, Leicester

£214,950

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This Extended Three Bedroom Mid Terraced House is located in the ever so popular area of HIGHFIELDS and is offered to the market with NO CHAIN. Conveniently located very close to schools, shops and places of worship, this would make an ideal first time buy / investment. In brief, the property comprises of 2 Reception Rooms, Kitchen, 3 Bedrooms, Bathroom and a separate WC. The property also benefits from uPVC Double Glazing and Gas Central Heating.

Viewings by appointment only

GROUND FLOOR

SITTING ROOM 11' 5" x 10' 10" (3.48m x 3.32m)
Carpeted, Radiator, Fireplace, uPVC Double Glazed Window

DINING ROOM 11' 5" x 10' 9" (3.48m x 3.30m)
Carpeted, Radiator, Fireplace, uPVC Double Glazed Window

KITCHEN 14' 3" x 6' 5" (4.36m x 1.96m) Wall and base units with worktops over, Sink with mixer tap and splashback tiles, 4 ring gas cooker with grill and oven, Carpeted, Radiator, uPVC Double Glazed Window, Access to lobby area, Extractor fan

LOBBY Door leading to rear yard and access to;

WC Lino flooring, WC, Wash Hand Basin, Radiator



BATHROOM WC, Wash Hand Basin, Bathtub with shower overhead, Radiator, uPVC Double Glazed Window, Extractor fan



FIRST FLOOR

BEDROOM 1 12' 4" x 11' 5" (3.77m x 3.48m)
Carpeted, Radiator, uPVC Double Glazed Window

BEDROOM 2 11' 5" x 9' 5" (3.50m x 2.88m)
Carpeted, Radiator, Storage Cupboard, uPVC Double Glazed Window

BEDROOM 3 9' 6" x 7' 1" (2.90m x 2.17m)
Carpeted, Radiator, uPVC Double Glazed Window

OUTSIDE To the rear of the property is a slabbed yard with brick walls surround



GROUND FLOOR



1ST FLOOR



Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part of all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.

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OPENING HOURS
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