



## FOR SALE

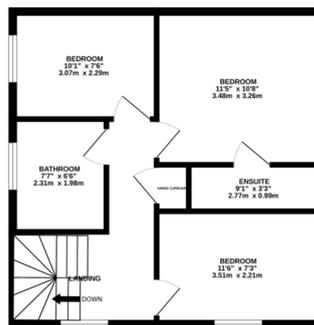
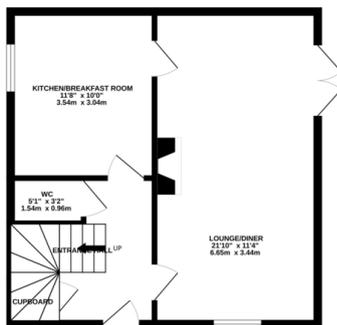
3 Bed Detached House in Lawnhurst Way, Birstall, LE4 3LZ  
Offers Over £300,000

\*\*\* No Chain \*\*\* Well presented and well proportioned detached family home. The property is located in a nice spot on the estate close to the park area and green open spaces. The accommodation comprises entrance hall, downstairs w.c., lounge/diner, breakfast kitchen, three bedrooms, en-suite to master, family bathroom, rear garden, tandem driveway and garage.



GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 Hergo 6/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- No Chain
- Detached House
- Quiet Cul-De-Sac
- Three Bedrooms
- En-Suite To Master
- Garage
- Well Proportioned
- Lounge/Diner

**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.

