



174 Milligan Road, Aylestone, LE2 8FD

- Mid Palisaded Terraced House
- Entrance Hall, Cellar & Lounge
- Dining Room & Fitted Kitchen
- 2 Double Bedrooms & Bathroom
- Walled Rear Yard
- Situated Opposite Cricket Ground

A particularly well presented and appointed, gas centrally heated, sealed unit double glazed, two double bedroomed, palisaded, mid-terraced villa with spacious accommodation including an entrance hall with cellar off, front lounge, middle dining room, fitted kitchen, first floor family bathroom with three-piece white suite and a good sized walled rear yard, situated in this convenient and sought-after south Leicester suburb opposite the Headquarters and County Ground of the Leicestershire County Cricket Club. EPC C.

Asking price £155,000

GENERAL INFORMATION:

The sought-after suburb of Aylestone is located to the south of the City of Leicester and is well known for its popularity in terms of convenience for ease of access to the aforementioned centre of employment, as well as the Southern Ring Road which connects the Aylestone\Lutterworth Road to Junction 21 of the M1\M69 motorway network for travel north, south and west, and the adjoining Fosse Park and Meridian shopping, entertainment, retail and business centres.

Aylestone also offers a fine range of local amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities including the Headquarters and Ground of the Leicestershire County Cricket Club, and there are regular bus services along the Aylestone Road to the Leicester City centre.

GENERAL DESCRIPTION:

Situated opposite the County Ground of the Leicestershire County Cricket Club in this sought-after south Leicester suburb, this palisaded, mid-terraced villa offers particularly well presented and appointed accommodation briefly comprising entrance hall with cellar off, lounge, dining room and fitted kitchen. To the first floor are two bedrooms and a bathroom with three-piece white suite. The property also benefits from a good sized walled rear yard and there is on-street parking.

Ideal for First Time Buyers, the spacious, gas centrally heated, sealed unit double glazed accommodation is well arranged on two floors as detailed below:-

DETAILED ACCOMMODATION

ON THE GROUND FLOOR:

Panelled front entrance with obscure glazed overlight provides access to:

ENTRANCE HALL

With laminate wood effect flooring, central heating radiator, feature dado rail to walls, coved ceiling with recessed spotlighting, smoke alarm and staircase rising off to first floor with access to useful CELLARAGE under. The hall leads to:



FRONT LOUNGE

10'2 x 13'2 into bay (3.10m x 4.01m into bay)

With sealed unit double glazed bay picture window fitted with venetian and French blinds, feature cast-iron fireplace, built-in double meter cupboard, display shelving to fireplace recesses, central heating radiator, high skirting boards, telephone point and coved ceiling with light fitting.



MIDDLE DINING ROOM

11'8 x 13'6 (3.56m x 4.11m)

With laminate floor covering, central heating radiator having canopy over, two built-in double cupboards with shelved display recesses over, high skirting boards, ceiling mounted light fitting and sealed unit double glazed rear window fitted with venetian and French blinds.



REAR FITTED KITCHEN

12'0 x 6'10 (3.66m x 2.08m)

With units and equipment including twin bowl 'Belfast' sink units with hot and cold mixer tap inset to fitted worktop with double and single cupboards, shelving and plumbing for automatic washing machine under, tiled splashbacks and sealed unit double glazed window over. Further worktop with inset split-level cooker comprising oven and four-plate ceramic hob, together with double, two single and four drawers under, two shelves over. Also with slate flooring, part panelled walls, shelved tall-boy cupboard, space for fridge \freezer, central heating radiator, wall-mounted Worcester gas fired central heating boiler also supplying domestic hot water, strip lighting and UPVC framed and panelled part sealed unit double obscure glazed external side door.



ON THE FIRST FLOOR:

RETURN STAIRCASE AND GALLERIED LANDING with feature dado rail to walls, recessed ceiling spotlighting and smoke alarm. The landing leads to:

BEDROOM 1 (FRONT)

12'5 x 10'5 (3.78m x 3.18m)

With sealed unit double glazed picture window, central heating radiator, ceiling light fitting and twin built-in double hanging and shelved wardrobes.



BEDROOM 2 (REAR)

11'8 x 9'6 (3.56m x 2.90m)

With central heating radiator, twin built-in double hanging and shelved wardrobes, recessed ceiling spotlighting and sealed unit double glazed rear window.



SPACIOUS BATHROOM (REAR)

7'0 x 12'0 (2.13m x 3.66m)

With three-piece white suite comprising free-standing claw foot bath with hot and cold mixer tap, shower handset and circular rail for shower curtain, pedestal wash hand basin and low level w.c. Also with part panelled walls, central heating radiator, recessed ceiling spotlighting and sealed unit double obscure glazed rear window.



OUTSIDE:

The property enjoys an enclosed, gravelled, palisaded forecourt. On-street parking is available.

WALLED REAR YARD

The walled rear yard is of a good size with decked and gravelled patio areas, beds of specimen shrubs and bushes, a garden shed and rear pedestrian access.



SERVICES:

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units.

FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in the sales particulars, together with fitted floor coverings, light fittings, blinds and curtains, are included in the sale.

VIEWING:

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

FLOOR PLANS:

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

MAKING AN OFFER:

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

IMPORTANT INFORMATION:

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.





Directions

Proceed out of the Leicester City centre in a southerly direction via the A426 Aylestone Road, continuing under the railway bridge into Aylestone. Turn eventually left into Duncan Road and Milligan Road is the second turning on the left where the property can be found on the right hand side, as identified by the agents for sale board.

Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

Contact us on

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