



## Hallam Fields Road, Birstall

Leicester, LE4 3LH

£900 PCM



NEWTON FALLOWELL PRESENTS A FOUR BEDROOM THREE-STOREY TOWNHOUSE IN BIRSTALL.

Benefiting from gas central heating, double glazing, rear garden, driveway & garage to rear, and unallocated parking to the front.

Offered on an unfurnished basis to include a built-in hob & double oven, integrated fridge/freezer, integrated dishwasher, and washing machine.

The internal accommodation comprises; entrance hall, downstairs WC, study/bedroom four, dining kitchen with French doors leading out to the gardens, first floor landing, lounge, bedroom two, second floor landing, master bedroom with fitted wardrobes & en suite facilities, bedroom three with fitted wardrobes, and a family bathroom.

Available Now.

## **ACCOMMODATION**

### **ENTRANCE HALLWAY**

### **RECEPTION ROOM 1**

### **WC**

### **KITCHEN**

### **STAIR & LANDING**

### **BEDROOM 1**

### **RECEPTION ROOM 2**


### **STAIRS & LANDING**


### **BEDROOM 2**

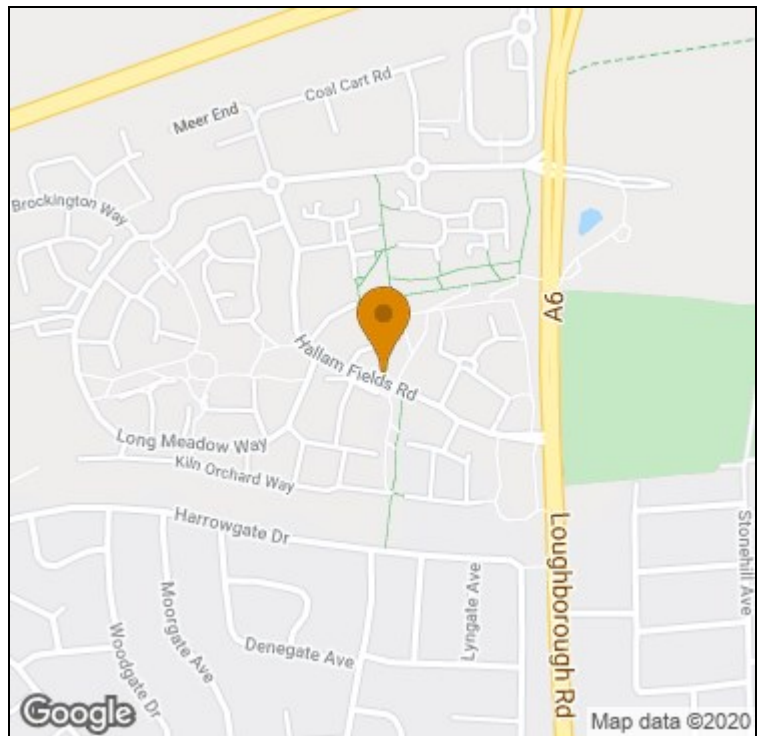
### **BATHROOM**

### **BEDROOM 3**

### **ENSUITE**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



t: 01163660990 e: oadby@newtonfallowell.co.uk

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)