



HAMPSONS  
ESTATE AGENTS

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## Stonehill Avenue, Birstall

£320,000

3 2 2



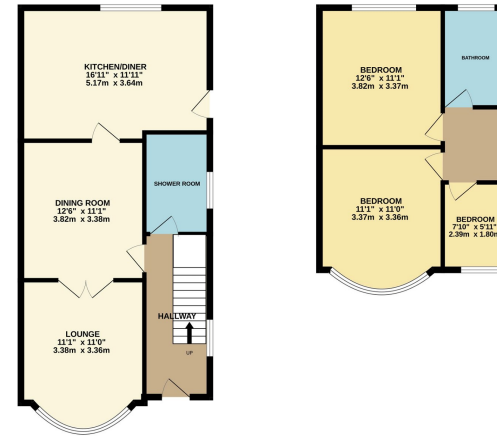
A well presented and extended bay windowed three bed roomed semi-detached home, located in a sought after area of Birstall, within walking distance of the amenities of Birstall village and primary and secondary schools. The property has been owned for the past 28 years by the present occupants and has been well cared for and improved in that time, including a recently fitted downstairs shower room. The internal accommodation comprises an attractive hallway, well appointed downstairs shower room, bay windowed lounge, dining room, a fantastic dining room spanning the full width of the rear of the property, a first floor landing, three good sized first floor bedrooms and a spacious family bathroom. Externally there is space for two cars on the driveway to the front and there is an enclosed UPVC car port to the side. To the rear there are lovely, mature gardens with lawned area, patio, ornamental pond and a timber summer house.



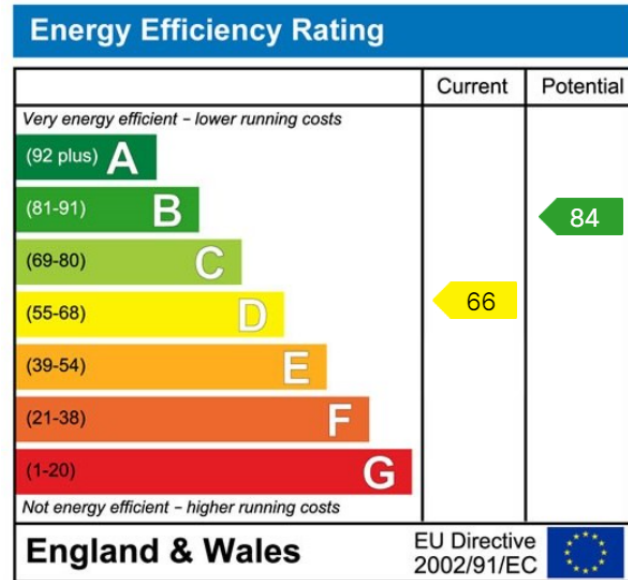


GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA - 1025 sq.ft. (95.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, the measurements shown are for information only and should not be relied upon for any legal or financial purposes. The purchaser is advised to verify the measurements shown on the floor plan with the actual measurements of the property.



By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

