









Hallam Avenue, , Birstall, Leicester, Leicestershire, LE4 3DN

£1,350 pcm

- Unfurnished
- Great Location
- Driveway
- Downstairs WC
- Three Bedroom Property
- Large Garden
- Unfurnished
- Available Now

A lovely traditional bay fronted extended semi detached home with three double bedrooms. Set in a cul-de-dac in a sough of location in Birstall and is within walking distance to both primary and secondary schools as well as all local facilities.

In brief comprises: Generous reception hall, lounge and dining room , leading to conservatory and a fantastic kitchen area. Three double bedrooms and a family bathroom.

Outside - Off street car parking to the front and gardens to the rear.

The property is offered unfurnished.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating
	Current	Potential	Current Potential
Very energy efficient - lower running costs			Very environmentally friendly - low er CO2 emissions
(92· A			(92. (4)
(81-91) B		70	(81-91)
(69-80)		79	(69-80) C
(55-68)	61		(55-68) D
(39-54)			(39-54)
(21-38)			(21,36)
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales			England & Wales EU Directive 2002/91/EC