

Holdings

A Modern Estate Agent



1 Ambergate Drive, Birstall, LE4 3GD

£390,000

An immaculate extended semi-detached home on a generous corner plot in the sought-after village of Birstall, offering flexible family accommodation including a potential self-contained annexe with its own private entrance. Featuring three bedrooms, multiple reception areas, two bathrooms, off-road parking and attractive gardens, this unique property is ideally suited to modern multi-generational living.

Summary

Occupying a generous corner plot within the ever-popular village of Birstall, this immaculate semi-detached home offers spacious and highly versatile accommodation, perfectly suited to modern family living. Beautifully maintained throughout, the property has been thoughtfully extended to create a superb annexe-style addition, presenting an excellent opportunity for multi-generational living, guest accommodation or potential home office space, with the added benefit of its own private entrance.

The main residence welcomes you through a bright porch into an inviting entrance hall, leading to a comfortable bay-fronted lounge featuring a charming fireplace and a warm, homely atmosphere. To the rear, the dining room enjoys French doors opening onto the garden, creating an ideal setting for both everyday living and entertaining. The fitted kitchen is well-equipped with a range of integrated appliances, ample storage and contemporary finishes.

The impressive annexe area offers further flexibility and comprises a spacious lounge with French doors to the garden, a separate dining area with skylight windows allowing plenty of natural light, a modern bathroom and an adjoining store room with potential for conversion into an additional bedroom, subject to the necessary consents.

To the first floor, there are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, together with a stylish shower room and separate WC. The loft is partially boarded with ladder access, providing useful additional storage.

Externally, the property continues to impress with mature gardens to both the front and rear. The frontage is attractively landscaped with lawned areas and established flower borders, while the driveway provides ample off-road parking. The enclosed rear garden enjoys a pleasant and private feel, mainly laid to lawn with colourful borders and a patio seating area, ideal for outdoor dining and relaxation.

Situated within easy reach of local amenities, reputable schooling, transport links and nearby parks, this truly unique home offers an exceptional opportunity for buyers seeking flexible accommodation in a highly desirable residential location. Early viewing is highly recommended.

Disclaimer

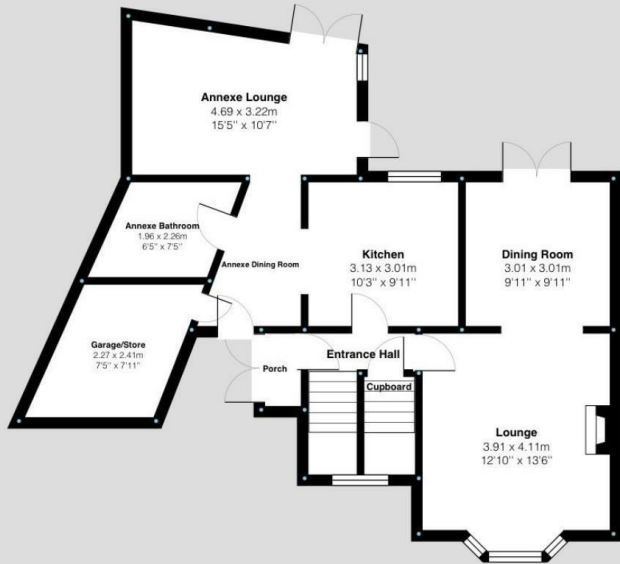
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Extra Information

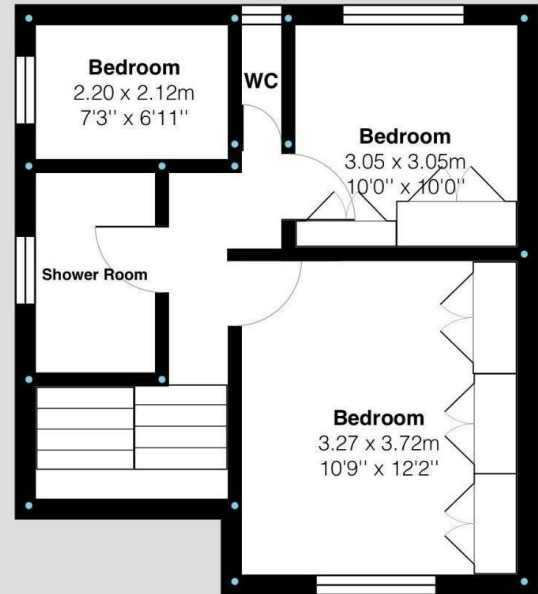
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Floor Plan

Ground Floor:



First Floor:



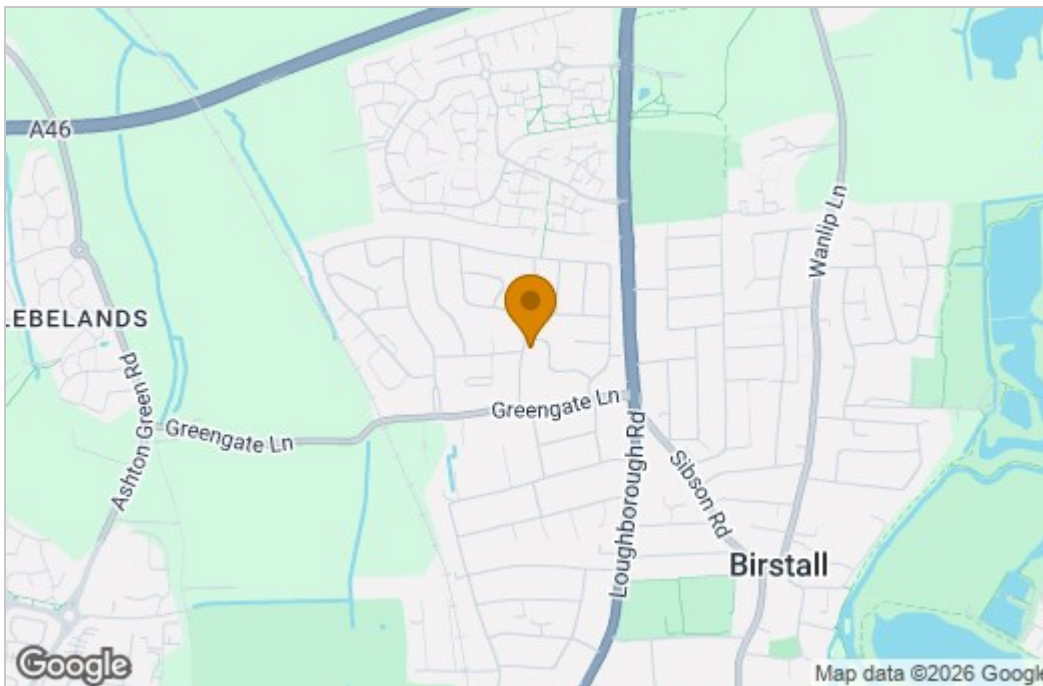
Ambergate Drive, Birstall
Internal Square Footage: Approx 1173 sq.ft

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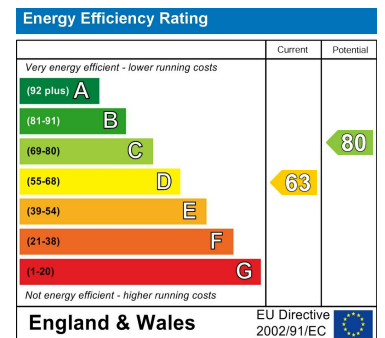
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Area Map



Energy Efficiency Graph



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