



Glendale gardens, Leigh on sea

CHAIN FREE: Castle estate agents are pleased to offer for sale this large 2 bedroom ground floor apartment set in this ideal location in the heart of Leigh benefiting from off street parking, utility room, gas central heating, seperate wc, kitchen/breakfast room.

- 2 Bedrooms
- Long lease
- Double bedrooms
- Kitchen/Breakfast room
- Walk to Station
- Ground floor
- Chain free
- Seperate wc
- Walk to Broadway
- Close to A13

£255,000 Leasehold

Front aspect

Block paved off street parking x 1 car, hardwood door with frosted glass insets and side panel window to.

Hallway

Approx 35ft long, doors to all rooms, 4 x radiators, high ceilings, laminated wood flooring, storage cupboard x 2 one housing meters, Georgian style window to the rear aspect and door to rear aspect.

Lounge 16'10" by 14'2" (5m 13cm x 4m 32cm) Max

Georgian style windows to the front and side aspect, 2 x radiators, coving, ceiling rose, laminated wood flooring, power points, tv point.

Seperate wc

White low level flush toilet, hand wash basin, laminated wood flooring.

Kitchen/Breakfast room 14'5" by 13'7" (4m 39cm x 4m 14cm) Max

Coving, eye level and base level units, tiled splash backs, roll top work surfaces, stainless steel 1 1/4 bowl sink and single drainer with mixer taps, built in stainless steel 4 ring gas hob, under oven and over extractor fan, window to rear aspect, spot lights, power points, built in wine rack, striped wood flooring, radiator, space for double fridge freezer.

Utility room 5'3" by 4'9" (1m 60cm x 1m 45cm) Max

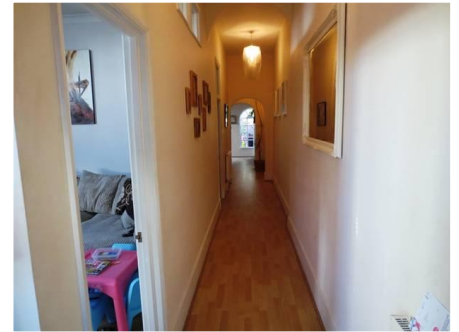
Window to rear aspect, wall mounted boiler, space for washing machine and tumble dryer.

Bedroom 1 14'3" by 11'8" (4m 34cm x 3m 56cm) Max

2 x windows to the side aspect, original coving, striped wood flooring, radiator, power points.

Bedroom 2 12'0" by 10'0" (3m 66cm x 3m 5cm)

window to the side aspect, built in wardrobes, coving, laminated wood flooring, power points, radiator.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Bathroom 10'0" by 8'4" (3m 5cm x 2m 54cm) max

4 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps, shower cubicle with glass sliding doors, fully tiled and wall mounted mains shower, radiator, tiled flooring and splash backs, frosted window to the side aspect.

Small cobbled court yard to the rear aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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