



Elmsleigh Drive, Leigh on sea

BEAUTIFULLY PRESENTED 1930'S HOUSE: Castle Estate Agents are pleased to offer for sale this immaculate 3 bedroom semi-detached house set on this popular road in Leigh on sea being close to local shops, bus routes, Belfairs woods, golf course and easy access to the A127.

- 3 Bedrooms
- Double length garage
- West facing rear garden
- Double glazed
- Immaculately presented
- Semi-detached
- Off street parking
- Approx 65ft
- Gas central heating
- Two receptions

£384,950 Freehold

Front aspect

Crazy paved off street parking, mainly laid to lawn, mature shrub borders, outside light, up and over door to garage, tiled flooring, double glazed door with side panel windows to porch and a further double glazed door with frosted glass inset and side panel window to.

Hallway

Stairs to 1st floor, power points, radiator, 2 x under stair cupboards, doors to all rooms.

Lounge 15'9" by 12'9" (4m 80cm x 3m 89cm) Max

Double glazed leaded bay window to the front aspect with seating area, original coving, vertical radiator, power points, tv point, marble feature fire place with gas fire inset, double doors to:



Dining room 15'4" by 10'9" (4m 67cm x 3m 28cm) Max

Original coving, Box double glazed boxed bay window to the rear aspect, vertical radiator, power points.



Kitchen 11'7" by 7'5" (3m 53cm x 2m 26cm)

Double glazed door and window to the rear aspect, spot lights, eye level and base level units, roll top work surfaces with built in stainless steel sink and single drainer with mixer taps, double oven, 5 ring stainless steel gas hob and over extractor fan, space for fridge freezer, washing machine, dish washer, tiled splash backs, tiled flooring, power points.



1st floor landing

Doors to all rooms, storage cupboard, loft access. double glazed frosted window to the side aspect, power points.



Bedroom 1 15'8" by 12'0" (4m 78cm x 3m 66cm) Max

Double glazed leaded bay window to the front aspect, power points, radiator.

Bedroom 2 12'1" by 10'7" (3m 68cm x 3m 23cm) Max

Double glazed window to the rear aspect, power points, radiator, 2 x fitted wardrobes.



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.

Bedroom 3 7'9" by 6'2" (2m 36cm x 1m 88cm) Max

Double glazed leaded window to the front aspect, over storage cupboards, power points and radiator.

New Shower room

Recently installed modern multi head Tarden glazed shower cubicle, pedestal wash hand basin with monobloc tap, close coupled WC, slate tiled floor, Metro tiling to full wall height, modern column radiator, opaque double glazed window to rear.

Seperate wc

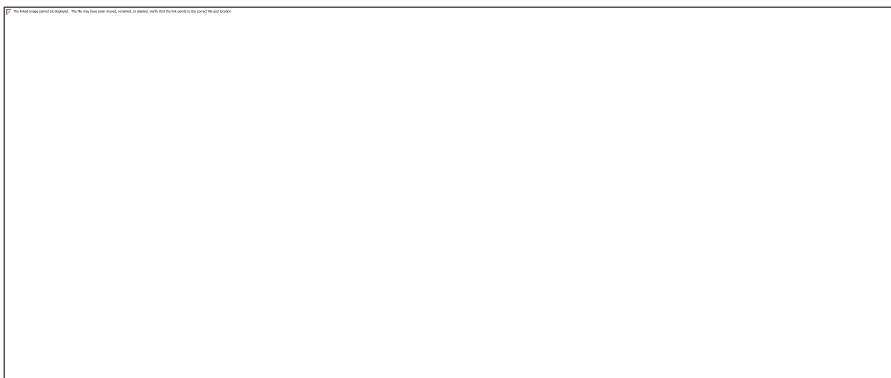
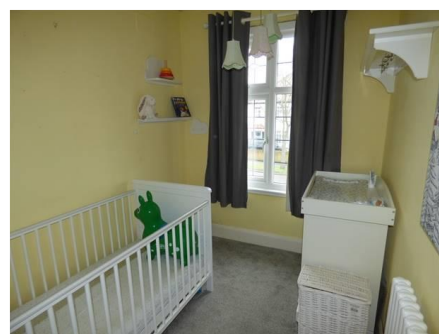
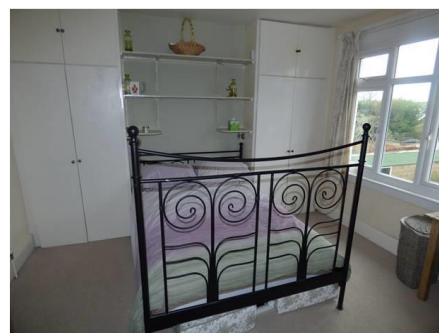
Modern white suite, close coupled WC, wall mounted wash hand basin with monobloc tap, slate tiled floor, Metro tiling to full wall height, opaque double glazed window to side.

Rear gaden

Approx 65ft, mainly laid to lawn, mature well stocked shrub borders, paved patio area, outside tap, outside light, door to garage, outhouse to the rear of the garden currently being used as an office with power and lighting.

Garage 28' by 7' 8" (8m 53cm by 2m 34cm), ()

Double length with power and lighting with an up and over door.



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