



## Hamboro Gardens, Leigh on sea

SHORT WALK TO LEIGH ON SEA STATION: Castle Estate Agents are pleased to offer FOR SALE this delightful 3 BEDROOM, 2 RECEPTION SEMI-DETACHED period house offering many original features, set on this SOUGHT AFTER ROAD within easy walking distance to Leigh BROADWAY, BARS, RESTAURANTS and SEA FRONT.

- 3 Bedrooms
- 2 Receptions
- Off street parking x 3 cars
- Approx 60ft Rear garden
- Walk to Broadway
- Semi-Detached
- Westleigh catchment
- Short walk to Station
- Large conservatory
- Walk to Old Leigh

**£650,000 Freehold**

## Front aspect

Block paved off street parking x 4 cars, mainly laid to lawn, mature side boarders, gated side access, outside light, hardwood door with frosted glass insets and leaded side panel windows to:



## Hallway

Doors to all rooms, stairs to first floor, understair cupboard, power points, hot air vent.

## Lounge 19' 9" by 11' 8" (6m 2cm by 3m 56cm), ()

Hardwood leaded windows and door to rear aspect and conservatory, coving, picture rail, power points, tv point, hot air heating vent, wall mounted gas fire.



## Dining room 12' by 11' 3" (3m 66cm by 3m 43cm), ()

Picture rail, power points, hot air heating vent, hardwood leaded window to front aspect with window box seat below, feature fire place with wood surround and tiled.



## Kitchen 15' by 7' 9" (4m 57cm by 2m 36cm), ()

Eye level and base level units with 2 x glass leaded display units, roll top work surfaces incorporating a plastic 1 1/4 bowl sink and single drainer with mixer taps, space for gas cooker, space for fridge freezer and dish washer and washing machine, power points, fully tiled splash backs, double glazed leaded windows to the rear and side aspect double glazed door, hot air heating vent, large larder.



## Large conservatory 25' 2" by 10' 4" (7m 67cm by 3m 15cm), ()

Hardwood windows and double doors to rear aspect, large cupboard housing the boiler, tiled flooring, feature window to side aspect, power points.

## First floor landing

Doors to all rooms, loft access, power points, hot air heating vent, large storage cupboards x 2, hardwood leaded window to the side aspect.



*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 1 14' 6" by 11' 11" (4m 42cm by 3m 63cm), (I)

Hardwood leaded window to the rear aspect, picture rail, hot air heating vent, power points, 2 x built in cupboards.

### Bedroom 2 12' by 11' 1" (3m 66cm by 3m 38cm), (I)

Hardwood leaded window to the front aspect with secondary glazing, picture rail, hot air heating vent, power points, 2 x built in cupboards.

### Bedroom 3 10' 6" by 8' 5" (3m 20cm by 2m 57cm), (I)

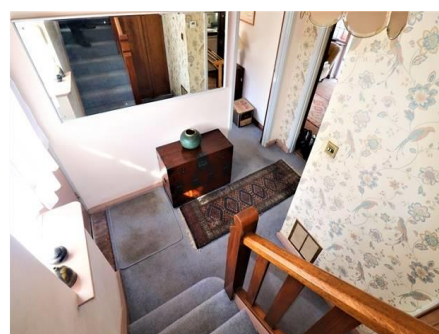
Hardwood leaded window to the rear aspect, picture rail, hot air heating vent, power points, built in cupboard.

### Bathroom

Hardwood frosted window to the side aspect, 3 piece Brown suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with mixer taps and wall mounted electric shower over, tiled splash backs, hot air heating vent, shaver point.

### Rear aspect

Approx 60ft rear garden, mainly laid to lawn, private well stocked garden with mature trees, lined side borders, gated side access, wood shed, outside tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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