



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



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2018-2019



GOLD WINNER

LETTING AGENT
IN LEIGH ON SEA



Southsea Avenue, Leigh on sea

PRIME LOCATION: Castle Estate Agents are pleased to offer for sale this 3 BEDROOM, 2 RECEPTION ROOM terraced house set on this popular road very close to Leigh on sea BROADWAY, STATION, SHOPS, BARS, RESTAURANTS and SEA FRONT, this property benefits from approx 100ft West facing rear garden.

- 3 Bedroom terraced house
- West facing
- Original features
- Walk to Leigh Broadway
- Excellent school catchment
- 2 Receptions
- Approx 100ft rear garden
- Walk to Leigh station
- Walk to sea front
- Chain free

£410,000 Freehold

Front aspect

Block paved off street parking x 1 car, outside light, hard wood door with frosted leaded stained glass side panel windows.

Hallway

Radiator, stairs leading to first floor, telephone point, doors to all rooms, under stair cupboard, original picture rail, wood beamed walls and ceiling.

Lounge 16' 4" by 10' 8" (4m 98cm by 3m 25cm), (I)

Double glazed bay window to front aspect, power points, radiator, original coved cornice to ceiling, picture rail, ceiling rose, brick built feature fireplace with gas fire inset, TV point and telephone point, open to:



Dining room 13' 2" by 10' 8" (4m 1cm by 3m 25cm), (I)

Double glazed French doors to the rear aspect, power points, ceiling rose, picture rail, radiator, original coving, ceiling light fan.



Kitchen 12' 6" by 7' 4" (3m 81cm by 2m 24cm), (I)

Double glazed window to rear aspect with blinds, eye level units with base units and drawers, rolled edge work surfaces, inset stainless steel 1 1/4 bowl sink with single drainer and mixer taps, 4 ring gas hob with under oven and over extractor fan, tiled floor, space for washing machine, tiled splash backs, radiator, space for a fridge freezer, power points, wall mounted boiler.



First floor landing

Doors to all rooms, access to loft.

Bedroom 1 16' 6" by 10' 8" (5m 3cm by 3m 25cm)

Double glazed bay window to front aspect, power points, radiator, picture rail, tv point, built in 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 2 13' 3" by 10' (4m 4cm by 3m 5cm), (I), (I)

Double glazed window to the rear aspect, power points, radiator, tv point, picture rail, built in wardrobes.



Bedroom 3 8' 6" by 6' (2m 59cm by 1m 83cm), (I)

Double glazed window to the front aspect, power points, picture rail, built in bed, wardrobe and cupboards, radiator.



Shower room

Double glazed frosted window to the rear aspect, 3 piece White suite comprising of low level WC, double shower cubicle with wall mounted electric shower, pedestal wash hand basin with mixer taps, heated towel rail, tiled splash backs, tiled flooring, ceiling light heater.



Rear garden

West facing approx 100ft rear garden, outside tap, power points and light, the remainder is neatly laid to lawn, 2 x small wood sheds (to remain) at rear, mature shrub borders, paved patio area, sun canopy.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (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 | | 86 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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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