



London road, Leigh on sea

ITS ALL ABOUT THE SCHOOL CATCHMENT: GUIDE PRICE £245,000 TO £255,000: Castle estate agents are pleased to offer for sale this 2/3 bedroom semi-detached chalet bungalow set in this ideal location on the London road, This property is within easy walking distance to local shops, bus routes and station.

- Westleigh catchment
- Off street parking x 2 cars
- Walk to station
- Chain free
- Double glazed
- Garage
- Secluded rear garden
- Separate dining room
- Feature fire place
- Belfairs catchment

£245,000 Freehold

Front aspect

Off street parking x 2 cars, Shared drive leading to garage, Mature shrub borders, Outside light, Power points, Side access.

Hallway

Hard wood door with frosted glass inset, Doors to all rooms, Down lighters, Power points, Coving, Laminated wood flooring, Telephone point, Half wood panel walls, Radiator in cover, Stairs to first floor.

Lounge 15'9" by 10'5" (4m 80cm x 3m 18cm) Max

Double glazed bay window to the front aspect, Coving, Picture rail, Dado rail, Radiator x 2, Power points, Tv point, Cast iron Victorian feature fire place with tiled hearth and marble plinth, Laminated wood flooring.

Dining room 14'5" by 9'2" (4m 39cm x 2m 79cm)

Double glazed patio doors to the rear aspect, Coving, Dado rail, Power points, Radiator, Large storage cupboard

Kitchen 11'3" by 8'9" (3m 43cm x 2m 67cm)

Down lighters, Eye level and base level units with glass display units, Double glazed window to the rear aspect, Hard wood barn style door to the rear aspect, Tiled splash backs, Granite roll top work surfaces with a Stainless steel 1 1/2 bowl granite drainer with mixer taps, Tiled flooring, Power points, Space for a range cooker, Space for a washing machine, Integral dish washer, Integral fridge freezer.

Bedroom 1 11'3" by 11'3" (3m 43cm x 3m 43cm) Max

Double glazed window to the front aspect, Power points, Dado rail, Down lighters, Coving, Radiator, Laminated wood flooring, Range of glass door fitted wardrobes.

Bedroom 2 9'2" by 9'2" (2m 79cm x 2m 79cm) Max

Double glazed window to the front aspect, Coving, Power points, Telephone point, Door to large eves storage cupboard with striped lighting.



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.

Shower room

Coving, Double glazed frosted window to the side aspect, Fully tiled, Tiled flooring, Heated towel rail, 3 piece white suite comprising of a low level flush toilet, Hand wash basin in vanity unit with down lighters, Shower cubicle, Fully tiled, with wall mounted mains power shower and glass door.



Rear garden

Approx 30ft, mainly laid to lawn, Mature shrub borders, Decking area, Side access, Raised decking area to the rear with pergola over, Electric point, Door to brick built shed, Electric sun blind.



Garage

Double doors, power and lighting, outside light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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 ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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