



Picketts Avenue, Leigh on sea

IMMACULATE CONDITION: Castle Estate Agents are pleased to offer for sale this very well presented 3 bedroom semi-detached house set in this quiet location within easy walking distance to BLENHEIM SCHOOL and PARK, this property benefits from OFF STREET PARKING X 6 CARS and NEW KITCHEN.

- 3 Bedrooms
- Off street parking x 6 cars
- Blenheim school catchment
- Very well presented
- Gas central heated
- Semi-Detached
- Approx 50ft rear garden
- Kitchen/Diner
- Double glazed
- Recently renovated

£435,000 Freehold

Front aspect

Shingled off street parking x 6 cars, outside light, gated side access, Shrub borders, hardwood double gates to garage, hardwood front door with frosted glass insets to:

Inner hallway

Solid oak flooring. Radiator. Carpeted stair case with turned wood spindle balustrade and under stairs storage cupboard leading up to first floor. Smooth plastered walls and ceiling with recessed spot lights. Radiator. Doors to all rooms.

Lounge 10' by 9' 4" (3m 5cm by 2m 84cm), (I)

Double glazed window to rear elevation over looking garden with fitted blind. Solid oak flooring. Radiator. Open brick fireplace with granite hearth. Paneled door to dining area. Smooth plastered walls and ceiling. Power points and tv point.

Dining area 10' 2" by 9' 2" (3m 10cm by 2m 79cm), (I)

Double glazed bi fold doors to rear elevation overlooking garden. Solid oak flooring. Radiator. Paneled door to lounge. Smooth plastered ceiling, Power points and tv point, Open too:

New Kitchen

Double glazed window to front elevation with fitted blind. Tiled flooring. Selection of modern Grey units with 3 integrated 'Smeg' ovens and Micro wave. Space for double fridge freezer. Center island with Complimentary Granite worktops with 'Smeg' induction hob and extractor fan built in. Tiled splash back. Smooth plastered ceiling with recessed spot lights. Pantry. Large ceiling lantern.

Uility room 10' 2" by 9' 4" (3m 10cm by 2m 84cm), (I)

Double glazed window to front elevation and double glazed door to side leading out to side garden. Solid oak flooring. Selection of modern shaker style units with integrated dishwasher and washing machine. Complimentary Granite worktops with butler sink with mixer tap attachment. Partly brick style tiled splash back. Matching selection of eye level units. Smooth plastered ceiling with recessed spot lights. Hardwood flooring.



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.

Seperate wc

Down lighters. Extractor fan. Heater. 2 piece White suite comprising of a low level flush toilet and hand wash basin with mixer taps. Tiled splash backs and flooring.

First floor landing

Double glazed window to front elevation. Carpet. Built in airing cupboard. Loft access. Paneled doors to all rooms. Smooth plastered ceiling with recessed spot lights. Loft access with ladder and boarding.

Bedroom 1 11' 4" by 10' 5" (3m 45cm by 3m 18cm), (I)

Double glazed window to rear elevation. Carpet. Radiator. Built in open wardrobe alcove with hanging rails. Smooth plastered ceiling. Tv and Power points.

Bedroom 2 10' 5" by 10' (3m 18cm by 3m 5cm), (I)

Double glazed window to rear elevation. Carpet. Radiator. Built in open wardrobe alcove with hanging rails. Smooth plastered ceiling.

Bedroom 3 8' 4" by 8' 2" (2m 54cm by 2m 49cm), (I)

Double glazed window to front elevation. Stripped wooden floor boards. Radiator. Smooth plastered ceiling with recessed spot lights.

Shower room

Double glazed obscure window to side elevation. Heated towel rail. Stunning Marble tiles to both floor and walls. White suite comprising low level w.c, pedestal wash hand basin with mixer taps and walk in double shower with recessed shelf with metal trim border and wall mounted mains rainfall shower attachment over. Tiled flooring.

Rear garden

Measuring approx 50ft in length and backing South/West. Mainly laid to lawn with part contemporary style fencing. Mature side boarders. There is an outside water tap. Pergolia with Grape vines over. Paved patio area.



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Garage 18' 8" by 7' (5m 69cm by 2m 13cm), (I)

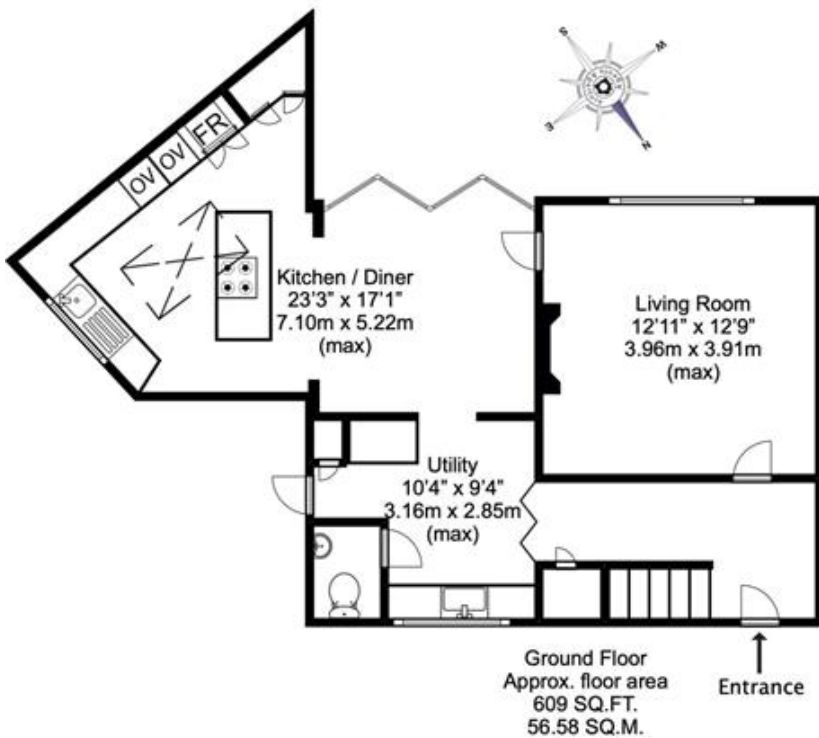
Double hardwood doors to front and back aspect. Power and Lighting.



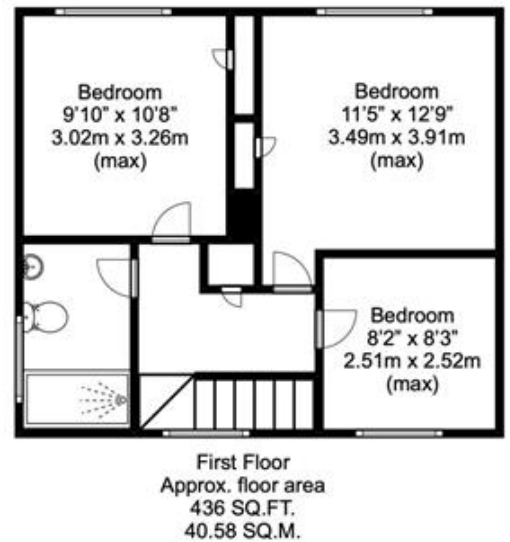
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
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Approx. total
floor area
1045 SQ.FT.
97.16 SQ.M.



Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings are not represented in their actual location in relation to the property. No guarantee is given to any measurements including total areas. Compass point and measurements should be considered inaccurate and checked. Buyers are strongly advised to take their own measurements and compass bearing.



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