



Vardon Drive, Leigh on sea

WALK TO BELFAIRS WOODS AND GOLF COURSE: Castle Estate Agents are pleased to offer for sale this 3 bedroom semi-detached bungalow set on the popular Highlands estate within easy walking distance to local shops, bus routes and Belfairs Academy.

- 3 Bedrooms
- West facing rear garden
- Off street parking x 2 cars
- Highlands estate
- Walk to Belfairs woods
- Semi-detached
- Conservatory
- Double glazing
- Backs onto allotments
- Quiet location

£339,995 Freehold

Front aspect

Crazy paved off street parking x 2 cars, mature shrub borders, shared gated side access, outside lights, outside tap, double glazed door with frosted glass insets to:



Inner hallway

Doors to all rooms, picture rail, radiator, power points, telephone point.

Lounge 14'0" by 10'6" (4m 27cm x 3m 20cm)

Double glazed sliding doors to the conservatory, power points, tv point, radiator, built in cupboards, feature fire place with wood surround, York stone back set and gas fire inset.



Conservatory 13'3" by 8'8" (4m 4cm x 2m 64cm)

Double glazed windows to 3 sides and French doors to rear aspect and decking area, ceiling light fan, tv point, electric heater, laminated wood flooring, power points.



Kitchen 9'4" by 7'6" (2m 84cm x 2m 29cm)

Spot lights, double glazed window to the side aspect and double glazed door with frosted glass inset to utility room, extractor fan, fully tiled, eye level and base level units, roll top work surfaces, stainless steel sink and single drainer with mixer taps, radiator, laminated wood flooring, breakfast bar, power points, wall mounted boiler, space for gas cooker.



Utility room 9'3" by 4'8" (2m 82cm x 1m 42cm)

Double glazed windows to 3 sides and door to rear aspect, tiled flooring, eye level units, power points, lighting, roll top work surfaces, space for fridge freezer, washing machine and tumble dryer.

Bedroom 1 12'4" by 10'6" (3m 76cm x 3m 20cm)

Double glazed window to the front aspect, a range of fitted wardrobes with dressing table and chest of draws inset, picture rail, power points, radiator.



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 11'3" by 7'8" (3m 43cm x 2m 34cm)

Double glazed window to the side aspect, up and over wardrobes, radiator, power points, picture rail and radiator.

Bedroom 3/ Dining room 13'5" by 13'0" (4m 9cm x 3m 96cm) Max

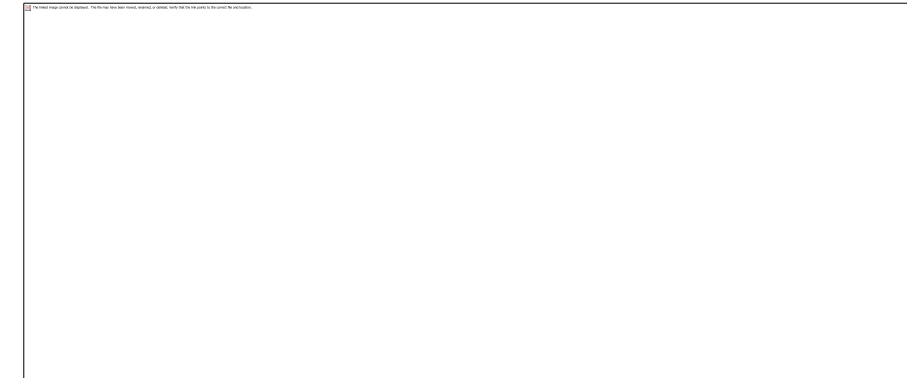
Double glazed boxed bay window to the front aspect, power points, tv point, radiator, feature fire place with wood surround, marble hearth and plinth and gas fire inset.

Shower room

3 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, shower cubicle with wall mounted electric shower, double glazed frosted window to the side aspect, fully tiled, radiator.

Rear garden

Approx 50ft West facing rear garden, decking area, mainly laid to lawn, mature shrub borders, wood shed and metal shed to remain, gated side aspect.



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