



Madeira Avenue, Leigh on sea

FOUR DOUBLE BEDROOMS: Castle Estate Agents are pleased to offer FOR SALE this 4 bedroom semi-detached house set in this sought after road within walking distance to LEIGH STATION, local shops, BROADWAY, all bus routes, SEA FRONT and falls with DARLINGHURST JUNIOR SCHOOL CATCHMENT.

- 4 Double bedrooms
- Off street parking x 3 cars
- 2 Receptions
- Downstairs wc
- Walk to Leigh Broadway
- Semi-Detached
- Approx 50ft rear garden
- Utility room
- Walk to Leigh Station
- Walk to all bus routes

£459,995 Freehold

Front aspect

Block paved off street parking x 3 cars, gated side access, side boarders, outside light, double glazed door with leaded frosted stained glass inset and side panel windows to:



Inner hallway

Large entrance hall with doors to all rooms, stairs to first floor with new carpets, under stair cupboard, double glazed frosted leaded window to the side, radiator in cover, power points, laminated wood flooring, picture rail.



Wc/Utility room 8'0" by 5'8" (2m 44cm x 1m 73cm)

Double glazed frosted window to the side aspect, feature square window with frosted leaded stained glass inset, radiator, tiled flooring, power points, space for tumble dryer and washing machine, White low level flush toilet, basin in vanity unit.



Lounge 18'2" by 12'0" (5m 54cm x 3m 66cm) Max

Double glazed leaded bay window with frosted leaded stained glass windows over, picture rail, coving, ceiling rose, power points, tv point, radiator, cast iron feature fire place with a Lime stone surround and marble plinth.



Dining room 18'2" by 12'0" (5m 54cm x 3m 66cm)

Double glazed leaded boxed bay windows with French doors to the rear aspect, half wood panelled walls, coving, ceiling rose, picture rail, laminated wood flooring, power points, tv point, radiator, feature fire place with wood surround and gas fire inset.

Kitchen 12'2" by 10'2" (3m 71cm x 3m 10cm)

Coving, down lighters, wall mounted boiler, Double glazed windows with double glazed door to the rear aspect, eye level and base level units, tiled splash backs, roll top work surfaces, 4 ring gas hob with over extractor fan, built in oven, stainless steel 1 1/4 bowl sink with single drainer and mixer taps, power points, space for fridge freezer and dish washer.



First floor landing

Doors to all rooms, Double glazed leaded window to the side aspect, storage cupboard, power points, loft access with 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.

Bedroom 1 17'0" by 11'8" (5m 18cm x 3m 56cm) Max

Double glazed leaded bay windows to the front aspect, coving, picture rail, power points, tv point, radiator.

Bedroom 2 16'7" by 11'7" (5m 5cm x 3m 53cm) Max

Double glazed leaded boxed bay windows to the rear aspect, picture rail, radiator, laminated wood flooring, power points, tv point, White hand wash basin in vanity unit with tiled splash backs, radiator.

Bedroom 3 12'0" by 10'0" (3m 66cm x 3m 5cm)

Double glazed leaded windows to the rear aspect, storage cupboard, picture rail, radiator, power points.

Bedroom 4 10'4" by 8'8" (3m 15cm x 2m 64cm)

Double glazed leaded window to the front aspect, picture rail, radiator, power points.

Bathroom

Down lighters, extractor fan, coving, Double glazed window with French doors to the side aspect, tiled splash backs, heated towel rail, 3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps and wall mounted over electric shower, glass shower door.

Rear garden

Approx 50ft in length, mainly laid to lawn, mature shrub borders, outside tap, gated side access, patio area, brick built shed.



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	53	
(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		78
(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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