



Lymington Avenue, Leigh on sea

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

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

£400,000 Freehold

Front aspect

Small front garden with mature shrub borders, tiled pathway, Gated side access, hard wood door with frosted glass insets.

Hallway

Radiator, stairs leading to first floor, telephone point, doors to all rooms, under stair cupboard, original coving, picture rail and dado rail.

Lounge 13'2" by 12'1" (4m 1cm x 3m 68cm)

Double glazed bay window to front, power points, radiator, original coved cornice to ceiling, picture rail, ceiling rose, Victorian cast iron feature fireplace with tiled plinth, TV point and telephone point.



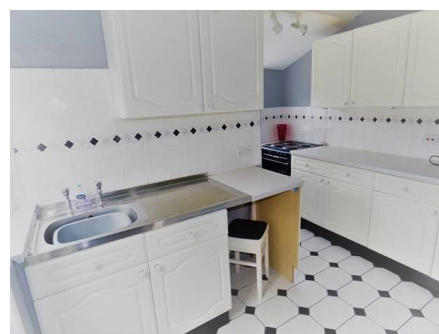
Dining room 11' 9" by 9' 6" (3m 58cm by 2m 90cm), (I)

Double glazed door to the rear aspect, power points, ceiling rose, picture rail, radiator.



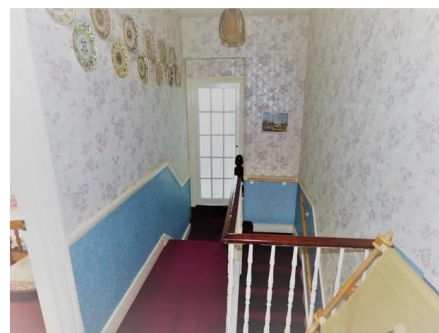
Sitting room 9' 6" by 9' (2m 90cm by 2m 74cm), (I)

Double glazed window to the side aspect, power points, dado rail, picture rail, 2 x storage cupboards radiator, Victorian cast iron feature fireplace with tiled hearth.



Kitchen 10' by 9' 1" (3m 5cm by 2m 77cm), (I)

Hard wood window to rear aspect and double glazed window and door to the side aspect, eye level units with base units and drawers, rolled edge work surfaces inset stainless steel single drainer and cupboards beneath, space for 4 ring gas cooker, tiled floor, space for washing machine, tiled splash backs, radiator, space for a fridge freezer in storage cupboard, spot lights, stripped lighting, power points.



First floor landing

Doors to all rooms, access to loft, dado rail, power points.

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 15' 5" by 12' 9" (4m 70cm by 3m 89cm), () max

Double glazed bay window to front and 2nd window to the front aspect, power points, Victorian cast iron feature fireplace, original coved cornice to ceiling, radiator.



Bedroom 2 11' 8" by 9' 6" (3m 56cm by 2m 90cm), ()

Double glazed window to the rear aspect, power points, radiator, Victorian cast iron feature fireplace.



Bathroom 10' by 9' (3m 5cm by 2m 74cm), ()

Double glazed window to the rear aspect, 3 piece White suite comprising of low level WC, panelled bath with mixer taps and separate shower attachment, pedestal wash hand basin, radiator, tiled splash backs, storage cupboard.



Rear garden

West facing approx 100ft rear garden with gated side access to front, outside tap, the remainder is neatly laid to lawn, small wood shed (to remain), mature shrub borders, outside light, paved patio area.



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