



Leighton Avenue, Leigh on sea

A BUILDERS DREAM; Castle Estate Agents are pleased to offer FOR SALE this RARELY ON THE MARKET 3 bedroom semi-detached house IN NEED OF TOTAL REFURBISHMENT South of the London road within easy walking distance to LEIGH BROADWAY, SHOPS, BARS, ESTAURANTS, STATION AND SEA FRONT.

- 3 Bedrooms
- South of London road
- Needs total refurbishment
- 40ft rear garden
- Walk to Leigh Station
- Semi-detached
- Quiet Road
- Double glazing
- Walk to Leigh Broadway
- Walk to sea front

£255,000 Freehold

Front aspect

Small front garden, gated side access, double glazed front door.



Hallway

Stairs to first floor, under stair cupboard, original coving, dado rail.

Lounge 16'7" by 12'0" (5m 5cm x 3m 66cm)

Double glazed bay window to the front aspect, original coving, picture rail, dado rail, power points.



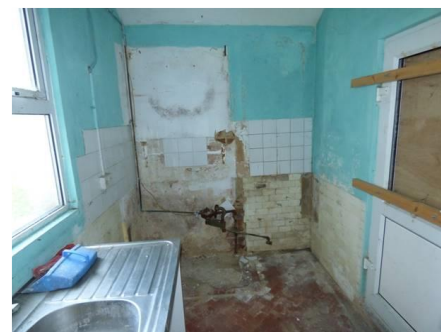
Dining room 13'0" by 11'1" (3m 96cm x 3m 38cm)

Double glazed window to the rear aspect, storage cupboard.



Kitchen 8'2" by 6'1" (2m 49cm x 1m 85cm)

Double glazed window to the side aspect, double glazed door to the side aspect.

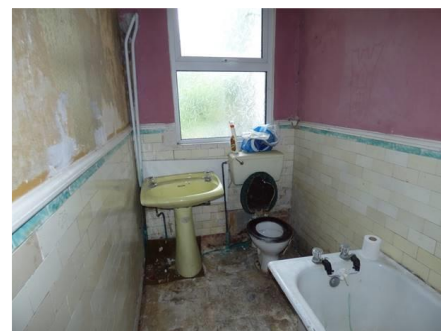


Ground floor bathroom

Double glazed frosted window to the rear aspect.

First floor landing

Doors to all rooms, dado rail.



Bedroom 1 14'7" by 14'0" (4m 44cm x 4m 27cm)

Double glazed window to the front aspect, 2 x storage cupboards.

Bedroom 2 12'4" by 10'0" (3m 76cm x 3m 5cm)

Double glazed window to the rear aspect, picture rail.

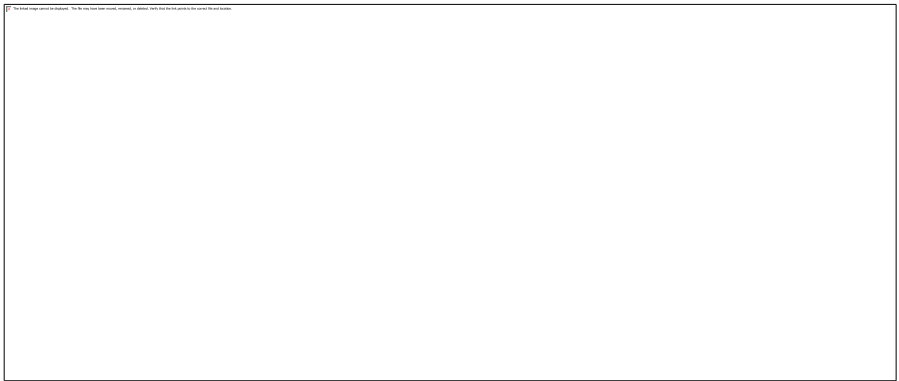
Bedroom 3

Double glazed window to the rear aspect, picture rail.

Rear garden

Approx 40ft, gated side access.

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.



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