



BRITISH
PROPERTY
AWARDS

2020 - 2021

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2018-2019

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH ON SEA



BRITISH
PROPERTY
AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Pinewood Avenue, Leigh on sea

FOUR/FIVE DOUBLE BEDROOMS: Castle Estate Agents are pleased to offer FOR SALE this 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 Bedrooms
- Off street parking x 2 cars
- Large lounge
- Downstairs bathroom
- Large garage
- Detached chalet
- Approx 45ft rear garden
- Conservatory
- Chain free
- Walk to all bus routes

£485,000 Freehold

Front aspect

Shingled driveway providing off street parking for two vehicles with the remainder offering a range of mature trees with flower and shrub borders, up and over door to garage, outside lights, hardwood front door with frosted glass insets to:

Inner hallway

Wood effect laminate flooring, radiator, storage cupboard, doors to all rooms, cupboard housing meters.

Family bathroom

Obscure double glazed window to side aspect, fully tiled walls, spot lights, three piece bathroom suite comprising with a paneled bath with mixer tap and shower attachment, wash hand basin and low level w/c, down lighters, radiator.

Lounge 20' 6" by 11' 8" (6m 25cm by 3m 56cm), (I)

Double glazed window to front aspect, wood surround feature fireplace with electric effect wood burner, 3 x radiators, coving, laminated wood flooring, stairs to first floor, open to:

Conservatory 22' 1" by 8' 5" (6m 73cm by 2m 57cm), (I)

Double glazed windows to 3 sides and rear aspect, double glazed French doors to rear aspect, radiator, laminated wood flooring, power points.

Kitchen 10' 9" by 8' 2" (3m 28cm by 2m 49cm), (I)

Double glazed windows and door to conservatory, a range of matching wall and base level units with boxed edge work surfaces and inset stainless steel sink and drainer with mixer taps, wood beamed ceiling, space for gas cooker, over extractor fan, wall mounted lights, space for washing machine, tiled splash backs and tiled flooring.

Bedroom 1 12' 8" by 12' (3m 86cm by 3m 66cm), (I)

Double glazed window to front aspect, picture rail, dado rail, fitted wardrobes, ceiling rose, coving, radiator, power points, tv point.



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 3 9' 5" by 9' 1" (2m 87cm by 2m 77cm), (I)

Double glazed leaded window to side aspect, coving, radiator, loft access, power points, tv point.

First floor landing

Doors to all rooms, dado rail.

Bedroom 2 19' by 12' 4" (5m 79cm by 3m 76cm), Max

2 x Double glazed leaded window to rear aspect, coving, radiator, fitted wardrobes, picture rail, dado rail, power points, tv point.

Bedroom 4 8' 6" by 8' 2" (2m 59cm by 2m 49cm), (I)

Double glazed leaded window to front aspect, coving, radiator, fitted wardrobes, power points, tv point.

Rear garden

Approx 45ft commencing with a paved patio area with the remainder Astro turf, outside light, outside tap, gated re access to open fields and access to garage with power and lighting.

Garage

With power, lighting and up and over door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	33	
(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		80
(55-68) D		
(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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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Meropix C1004

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