



## Elmsleigh Drive, Leigh on sea

BEAUTIFULLY PRESENTED 1930'S HOUSE: Castle Estate Agents are pleased to offer for sale this immaculate 3 bedroom semi-detached house set on this popular road in heart of Leigh being within easy walking distance to all bus routes, BELFAIRS WOODS, GOLF COURSE, BROADWAY, BARS, RESTAURANTS and STATION.

- 3 Bedrooms
- Large extension
- West facing rear garden
- Double glazed
- Very well presented
- Semi-Detached house
- Off street parking x 2 cars
- Approx 55ft
- Gas central heating
- Kitchen/Dining/Family room

**£499,995    Freehold**

## Front aspect

Block paved off street parking x 2 cars, outside light, gated side access, double glazed door with frosted glass insets and side panel window to:

## Hallway

Stairs to 1st floor, power points, radiator, 2 x under stair cupboards housing space for washing machine and wall mounted boiler, hardwood flooring, doors to all rooms.

## Lounge 16' 4" by 11' 2" (4m 98cm by 3m 40cm), (I)

Double glazed boxed bay window to the front aspect, original coving, ceiling rose, picture rail, radiator, power points, tv point, feature fire place with wood surround and cast iron fire inset with marble plinth, hardwood flooring.

## Kitchen/Diner/Family room 21' 6" by 16' 3" (6m 55cm by 4m 95cm), (I)

KITCHEN/DINING AREA: Grey eye level and base level units, hardwood boxed edge work surfaces with built in composite sink and single drainer with mixer taps, space for electric cooker, space for fridge freezer, integral dishwasher, tiled splash backs, hardwood flooring, down lighters, radiator, power points, built in breakfast bar.

## Family area

Down lighters, vertical radiator, hardwood flooring, power points, tv point, double glazed bi fold doors to rear aspect.

## 1st floor landing

Doors to all rooms, double glazed frosted window to the side aspect, power points.

## Bedroom 1 16' 3" by 10' 5" (4m 95cm by 3m 18cm), (I)

Double glazed boxed bay window to the front aspect, power points, radiator, ceiling light fan.

## Bedroom 2 12' 1" by 10' 7" (3m 68cm x 3m 23cm) Max

Double glazed window to the rear aspect, 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 3 8' by 6' 2" (2m 44cm by 1m 88cm), (I)

Double glazed window to the front aspect, power points, radiator, loft access.

### Bathroom

4 Piece White suite comprising of a shower cubicle with wall mounted rainfall shower, fully tiled, double glazed frosted window to the side aspect, wash hand basin in vanity unit with mixer taps, close coupled WC, free standing claw foot bath with mixer taps and shower attachment, fully tiled walls, vertical radiator, opaque double glazed window to rear, tiled flooring, down lighters.

### Rear garden

Approx 55ft, mainly laid to lawn, mature well stocked shrub borders, large decking area area, outside tap, outside light, outside power point, shed to the rear of the garden to remain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.  
 Date: 10th February 2020.

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