



91 BROADWAY WEST LEIGH ON SEA, SS9 2BU





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

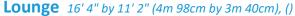
£499,995 Freehold

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.



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/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, to 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), ()

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.

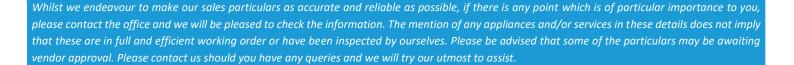












Bedroom 3 8' by 6' 2" (2m 44cm by 1m 88cm), ()

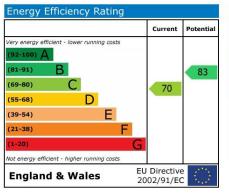
Double glazed window to the front aspect, power points, radiator, loft access.

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 gaden

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



| Environmental (CO ₂) Impact Rating | | |
|--|---------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO2 emis | sions | |
| (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 CO2 emis | sions | |
| England & Wales | EU Directive 2002/91/E | |











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.











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.

GROUND FLOOR 1ST FLOOR



Infilliation every alterning their Seven mode to ensure the accuracy of the Shooplast contained from measurement of doors, excellent contained from the seven of doors, excellent the seven of the seven

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.