



Eaton Road, Leigh on sea

HIGHLANDS BOULEVARD: OIEO £135,000. Castle estate agents are pleased to offer TO RENT this lovely 1 bedroom 1st floor apartment set in this ideal location and within easy walking distance to local shops, all bus routes, Leigh on sea station.

- 1 Bedroom
- Kitchen/Breakfast room
- Long lease
- Communal parking
- Walk to local shops and buses
- 1st floor
- Double glazed
- Gas central heating
- Communal gardens
- Walk to Leigh station

£135,000 Leasehold

Front aspect

Communal gardens to communal door and stairs to 1st floor landing with own hard wood front door with frosted glass insets and side panel window to.

Hallway

Loft access, large storage cupboard, coving, radiator, doors to all rooms.

Lounge 14'1" by 10'3" (4m 29cm x 3m 12cm)

Double glazed window to the front aspect, coving, laminated wood flooring, tv point, power points, radiator in cover, down lighters.

Kitchen 12'1" by 11'5" (3m 68cm x 3m 48cm) Max

Coving, down lighters, eye level and base level units, roll top work surfaces, built in stainless steel 4 ring gas hob with under oven and over extractor fan, stainless steel 1 1/4 bowl single drainer with mixer taps, tiled splash backs, wall mounted combi boiler, breakfast bar, space for washing machine and fridge freezer, double glazed window to the rear aspect, laminated wood flooring.

Bedroom 13'2" by 9'0" (4m 1cm x 2m 74cm)

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

Bathroom

3 piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath, radiator, double glazed frosted window to the rear aspect.

Rear communal gardens

Mainly laid to lawn, washing area, own brick built shed, communal parking.



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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