



Marguerite Drive, Leigh on sea

WHAT MORE COULD YOU WANT: Castle Estate Agents are pleased to offer FOR SALE this large 6 BEDROOM end of terraced house set on this popular within easy walking distance to LEIGH BROADWAY, SEA FRONT, STATION, SHOPS, BARS, RESTAURANTS AND ALL BUS ROUTES.

- End of Terraced
- 2 x Receptions
- Approx 60ft rear garden
- Stripped wood flooring
- Walk to Station
- 6 Bedrooms
- 2 x Bathrooms
- West facing garden
- Walk to the Broadway
- Walk to Sea front

£465,000 Freehold

Front aspect

Shingled front garden, gated side access, mature shrub borders, hardwood door with frosted, leaded stained glass inset with side panel windows.

Inner hallway

Original coving, power points, picture rail, cast iron radiator, understair cupboard, stripped wood flooring, stairs to first floor, doors to all rooms.

Cloak room

Two piece White suite comprising of a low level flush toilet, hand wash basin, extractor fan, tiled splash backs, tiled flooring.

Lounge 11'8" by 10'5" (3m 56cm x 3m 18cm)

Double glazed bay window to the front aspect with curved radiator under, ceiling rose, original coving, picture rail, dado rail, tv point, power points, stripped wood flooring, feature cast iron fire place, arch to:

Dining room 12'9" by 10'0" (3m 89cm x 3m 5cm)

Double glazed French doors and side panel windows to the side aspect, original coving, picture rail, radiator, stripped wood flooring, power points, cast iron radiator, fitted book shelves.

Kitchen 16'0" by 10'0" (4m 88cm x 3m 5cm)

Hardwood window and double glazed door to the rear aspect, wall mounted boiler, down lighters, coving, eye level and base level units, roll top work surfaces, 4 ring ceramic hob, under over and over extractor fan, stainless steel 1 1/4 bowl sink with single drainer and mixer taps, tiled splash backs, tiled flooring, radiator, space for washing machine, dishwasher and fridge freezer, power points.

First floor landing

Doors to all rooms, stairs to Second floor with velux window inset, picture rail, radiator and power points.



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 1 12'7" by 10'3" (3m 84cm x 3m 12cm)

Double glazed bay window to the front aspect, four small radiator's under, power points, stripped wood flooring, picture rail, original coving.



Bedroom 2 9'5" by 9'0" (2m 87cm x 2m 74cm)

Double glazed window to the rear aspect, picture rail, stripped wood flooring, radiator and power points.



Bedroom 3 7'7" by 7'0" (2m 31cm x 2m 13cm)

Double glazed window to the side aspect, picture rail, radiator, stripped wood flooring, power points.

Bedroom 4

Double glazed window to the front aspect, picture rail, radiator, stripped wood flooring, power points, telephone point.



Bathroom

Three piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with mixer taps and shower attachment, Fully tiled, hardwood frosted window to the rear aspect, radiator,



Second floor landing

Doors to all rooms.

Bedroom 5 12'4" by 10'4" (3m 76cm x 3m 15cm)

Double glazed window to the rear aspect, radiator, laminated wood flooring, power points, coving and down lighters, door to:

En-suite

Three piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, shower cubicle with a wall mounted mains shower, fully tiled, double glazed window to the rear aspect, tiled flooring.



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Bedroom 6 12'1" by 9'5" (3m 68cm x 2m 87cm)

Double glazed window to the front aspect, radiator, laminated wood flooring, power points, coving and down lighters, storage cupboard.



Rear garden

Approx 60ft in length West facing, gated side access, patio area, mainly laid to lawn, mature shrub borders, outside taps, wood shed.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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