



Essex Gardens, Leigh on sea

QUIET LOCATION: Castle Estate Agents are pleased to offer FOR SALE this well presented 2 bedroom semi detached bungalow set in this sought after road within a short walk to local shop and bus routes, this property has many benefits including OFF STREET PARKING FOR 8 CARS.

- 2 Bedrooms
- West facing rear garden
- Double glazing
- Lounge/Diner
- New shower room
- Semi -Detached
- Off street parking x 8 cars
- Gas central heating
- Quiet location
- Walk to local shops

£319,995 Freehold

Front aspect

Block paved off street parking 5 cars with double gates leading to a further 3 car spaces, outside light, double glazed front door with frosted glass insets to:

Inner hallway

Doors to all rooms, down lighters, radiator, storage cupboard, loft access.

Lounge/Diner 21'0" by 11'5" (6m 40cm x 3m 48cm)

Double glazed French doors with side panel window to the rear aspect and Double glazed leaded window to the front aspect with wood shutters, Marble feature fire place with electric fir inset, power points, tv point, radiator.

Kitchen

Double glazed window and door to the rear aspect, eye level and base level units, roll top work surfaces incorporating a 4 ring ceramic hob, stainless steel sink and single drainer with mixer taps, fitted oven, wall mounted gas boiler, tiled splash backs, tiled flooring, space for washing machine and fridge freezer.

Bedroom 1 14'5" by 12'0" (4m 39cm x 3m 66cm)

Double glazed leaded bay window to the front aspect with wood shutters, picture rail, power points, radiator.

Bedroom 2 9'0" by 8'7" (2m 74cm x 2m 62cm)

Double glazed leaded window to the side aspect with wood shutters, picture rail, radiator, power points.

Shower room

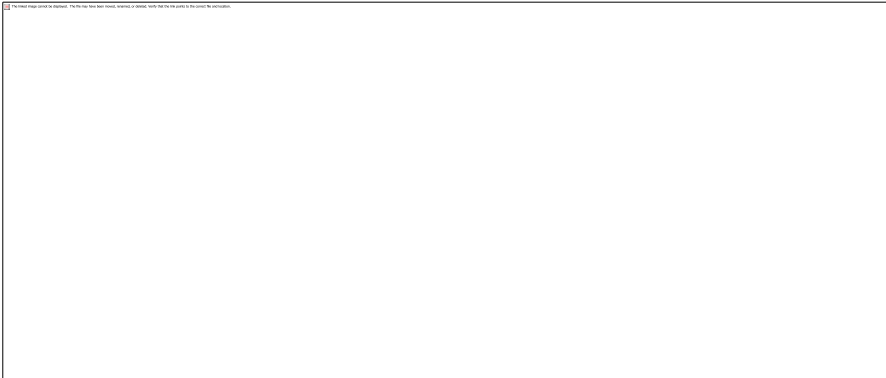
Fully tiled, 3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, double shower cubicle with wall mounted electric shower, 2 x double glazed frosted windows to the side aspect, heated towel rail, wall mounted cabinet.



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.

Rear garden

Approx 40ft West facing rear garden, paved patio area, mainly laid to lawn, mature shrub borders, outside light, outside tap, wood shed and brick built shed, gated side access with parking x 3 cars, sun awning to rear.



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