



BRITISH
PROPERTY
AWARDS

2020 - 2021
★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2018-2019
★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2017
★★★★★

GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



London Road, Leigh on sea

LARGE ONE BEDROOM GRANNY FLAT: Castle Estate Agents are pleased to offer FOR SALE this 2 BEDROOM, 2 RECEPTIONS, 2 BATHROOM detached CHALET BUNGALOW with 1 BEDROOM GRANNY FLAT ABOVE or 4 bedroom, 3 reception, 3 bathroom, set in this IDEAL LOCATION and within easy walking distance to LEIGH STATION.

- Detached chalet bungalow
- Large 1 bedroom Granny flat
- Kitchen/Diner
- Large garden room
- South facing garden
- 2 Bedrooms
- 3 bathrooms
- Off street parking x 1 car
- Work shop
- Walk to Leigh on sea station

£675,000 Freehold

Front aspect

Mature shrubs and borders, crazy paved, gated side access, outside light, potential for ample off street parking, double glazed door with frosted leaded stained glass inset window to:

Entrance hall

2 x Radiators, tiled flooring, Coving, ceiling rose, down lighters, Doors to all rooms, double doors.

Lounge 17' by 12' 8" (5m 18cm by 3m 86cm), ()

Double glazed boxed bay full length leaded window to front aspect, 2 x vertical Radiators, coving, ceiling rose, tiled flooring, power points and tv point.

Dining room 13' 7" by 10' 3" (4m 14cm by 3m 12cm), ()

Double glazed leaded windows and French doors to the rear aspect, tiled flooring, 2 x radiators, down lighters, power points, open to:

Kitchen 12' 7" by 8' 1" (3m 84cm by 2m 46cm), ()

Eye level and base level units with complimentary roll top work surfaces and inset stainless steel sink bowl with single drainer and mix tap, Fitted appliances including Built in oven with 5 ring gas hob with extractor hood above, tiled flooring, double glazed leaded window to the rear aspect, down lighters, power points, tiled splash backs, space for dish washer.

Utility room 10' 3" by 3' 3" (3m 12cm by 99cm), ()

Eye level units, wall mounted boiler, tiled flooring, down lighters, space for washing machine, tumble dryer and fridge freezer.

Bedroom 1 15' by 13' (4m 57cm by 3m 96cm), ()

Double glazed boxed bay full length leaded window to front aspect, radiator, coving, laminated wood flooring, power points, tv point, large walk in wardrobe.



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.

En-Suite

3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, double shower cubicle, wall mounted mains shower, heated towel rail, tiled flooring, tiled splash backs, double glazed leaded frosted window to the side aspect.

Bedroom 2 12' 9" by 6' 3" (3m 89cm by 1m 90cm), ()

Double glazed leaded window to side aspect, radiator, laminated wood flooring, walk in wardrobe, power points, tv point, door to bathroom.

Family bathroom

3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, double shower cubicle, wall mounted electric shower, heated towel rail, tiled flooring, tiled splash backs, double glazed leaded frosted window to the side aspect, extractor fan, down lighters, door to bedroom 2.

Granny Flat entrance

Side entrance to double glazed barn style door with frosted glass insets to:

Kitchen 12' 8" by 12' (3m 86cm by 3m 66cm), ()

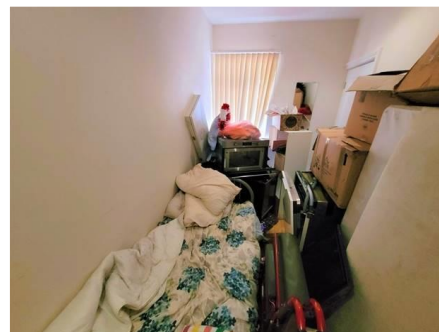
Eye level and base level units with complimentary roll top work surfaces and inset stainless steel sink bowl with single drainer and mix tap, space for gas cooker with extractor hood above, laminated wood flooring, coving, ceiling rose, power points, tiled splash backs, radiator, stairs to first floor and accommodation.

Lounge 17' 2" by 15' (5m 23cm by 4m 57cm), ()

2 x Double glazed Velux windows to side aspect with fitted blinds, radiator, laminated wood flooring, 3 time eves storage cupboards, down lighters, power points and tv point.

Bedroom 15' by 15' (4m 57cm by 4m 57cm), ()

Double glazed Velux window to side aspect with fitted blinds and feature window to front aspect, radiator, laminated wood flooring, eves storage cupboard, down lighters, power points and tv point.



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Bathroom

3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath, heated towel rail, tiled flooring, tiled splash backs, double glazed leaded frosted window to the rear aspect, extractor fan, down lighters.

Large garden room 15' 6" by 14' 6" (4m 72cm by 4m 42cm), ()

Double glazed leaded windows and French doors to the rear aspect, laminated wood flooring, down lighters, power points.

Work shop 16' 2" by 4' (4m 93cm by 1m 22cm), ()

wall mounted meters, electric roller door.

Rear garden

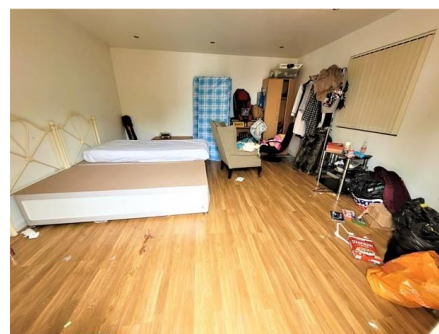
Approx 25ft x 45ft South facing, Fenced boundaries, paved patio areas, outside lights, shrub borders, outside tap, gated side access and rear access leading to hard standing off street parking x 1 car.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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