



Lord Roberts Avenue, Leigh on sea

PRIME LOCATION: Castle Estate Agents are pleased to offer FOR SALE this large 3 DOUBLE BEDROOM DETACHED BUNGALOW oozing charm and character set on this SOUGHT AFTER road in the heart of Leigh on sea within a short walk to CHALKWELL STATION, LEIGH BROADWAY, local shops and all bus routes.

- 3 Double bedrooms
- Off street parking x 3 cars
- Approx 40ft rear garden
- Walk to Chalkwell station
- Walk to shops and bus routes
- Detached bungalow
- Bay windows
- West facing
- Walk to the Broadway
- Chain free

£475,000 Freehold

Front aspect

Gravelled off street parking x 3 cars, mature shrub borders, 2 x gated side accesses, hardwood front door with frosted glass inset to:

Hallway 20'6" by 8'2" (6m 25cm x 2m 49cm) Max

Accommodation comprises of stripped floorboards, original coved cornice to smooth plastered ceiling with twin ceiling roses, power points, telephone point, access to loft space, radiator, panelled doors to accommodation off.

Lounge 14'8" by 12'3" (4m 47cm x 3m 73cm)

Hardwood bay window to front aspect, stripped floorboards, feature open fireplace with slate plinth, power points, original coved cornice to smooth plastered ceiling with central ceiling rose, picture rail, radiator.

Dining room 13'8" by 11'9" (4m 17cm x 3m 58cm)

Hardwood bay window front aspect, stripped floorboards, power points, feature open fireplace, original coved cornice to smooth plastered ceiling with central ceiling rose, picture rail, fitted alcove storage cupboard, radiator, hardwood feature window to the side aspect.

Kitchen 8'5" by 5'9" (2m 57cm x 1m 75cm)

Hardwood window to rear with adjacent stable door to garden, down lighters, the kitchen is fitted with a range of free standing 'Habitat' units which comprise of a stainless steel single drainer sink unit, base level cupboard with further drawer unit, tall standing storage cupboards, wall mounted unit, appliance space and plumbing for washing machine, vinyl flooring.

Bedroom 1 12'6" by 10'8" (3m 81cm x 3m 25cm)

Hardwood French doors to rear aspect leading to the rear garden, stripped floorboards, fitted alcove storage cupboard, smooth plastered ceiling, picture rail, radiator, power points, hardwood feature window to the side aspect.



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 2 10'8" by 10'8" (3m 25cm x 3m 25cm)

Window to rear aspect, carpeted, fitted alcove storage cupboard, smooth plastered ceiling, picture rail, radiator.

Bedroom 3 11'9" by 7'6" (3m 58cm x 2m 29cm)

Window to side aspect, stripped floorboards, smooth plastered ceiling, picture rail, radiator.

Bathroom

Obscure glazed window to side aspect, two piece white suite comprising of wood panelled bath with mixer tap and shower attachment, pedestal wash hand basin, built-in cupboard, smooth plastered ceiling, heated towel rail.

Seperate wc

Obscure glazed window to side aspect, low level WC, smooth plastered ceiling, radiator.

Rear garden

The property stands on a great size plot with a fabulous WEST BACKING REAR GARDEN measuring approx 40ft which is mainly laid to lawn with screen panelled fencing and established well stocked fruit tree borders and 2 x side gated access which leads round to the front of the property, wood shed, outside tap, patio area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	84
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	38	82
England & Wales		
EU Directive 2002/91/EC		

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