



Beach Avenue, Leigh on sea

EXCELLENT LOCATION: Castle Estate Agents are pleased to offer FOR SALE this VERY WELL PRESENTED 3 DOUBLE BEDROOM mid-terraced house set in this SOUGHT AFTER LOCATION with easy walking distance to CHALKWELL STATION, LEIGH BROADWAY, SHOPS, BARS, RESTAURANTS, SEA FRONT and LOCAL SCHOOLS.

- 3 Double bedrooms
- Excellent condition
- En-suite
- West facing rear garden
- Parking to rear
- Mid-terraced
- Kitchen/Diner
- Lounge/Diner
- Garage to rear
- Walk to Chalkwell station

£495,000 Freehold

Front aspect

Paved and block paved front, wrought iron fence and gate, outside light, hardwood double glazed front door with frosted leaded stained glass insets to:

Hallway

Original coving, dado rail, stairs to First floor, tiled flooring, 2 x under stairs cupboards open to:

Lounge/Diner 25'3" by 12'3" (7m 70cm x 3m 73cm)

Double glazed bay window with shutters to front aspect, original coving, picture rail, radiator, power points, tv point, open feature fire place with tiled plinth and with an inset electric wood style burner, lounge opens to:

Dining area

Double glazed Georgian style door to rear aspect, down lighters, power points, coving, picture rail, open feature fire place with tiled plinth.

Kitchen/Diner 17'4" by 11'1" (5m 28cm x 3m 38cm)

Double glazed windows to rear and side aspect and a double glazed door to the side aspect, down lighters, eye level and base level units, boxed edge work surfaces incorporating a 5 ring gas hob, double oven, fitted micro wave and over extractor fan, stainless steel 1 1/4 bowl sink with single drainer and mixer taps, radiator, power points, tv point, tiled splash backs, cupboard housing a new combi boiler, integral fridge freezer and dish washer.

First floor landing

Doors to all rooms, dado rail, loft access, storage cupboard.

Bedroom 1 15'4" by 13'8" (4m 67cm x 4m 17cm)

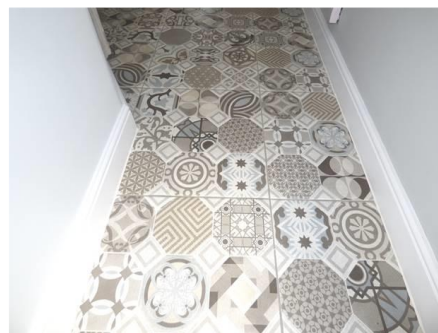
Double glazed bay window with shutters to front aspect and second double glazed window to the front aspect with wood shutters, coving, power points, fitted wardrobes, radiator, power points, door to:



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

Down lighters, extractor fan, 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 mains rainfall shower over and glass door, heated towel rail, tiled flooring and shaver point.



Bedroom 2 10'8" by 8'0" (3m 25cm x 2m 44cm)

Double glazed window to the rear aspect with wood shutters, coving, radiator, power points, wall mounted lights.



Bedroom 3 8'8" by 8'0" (2m 64cm x 2m 44cm)

Double glazed window to the side aspect with wood shutters, down lighters, coving, power points, radiator.

Bathroom

Down lighters, extractor fan, fully tiled, 3 piece White suite comprising of a low level flush toilet, floating hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps and shower attachment, heated towel rail, tiled flooring and shaver point, double glazed frosted window to the rear aspect.



Rear garden

Approx 25ft West facing, fully paved with rail road sleeper boarders, mature shrub borders, outside lights, outside tap, door to garage and rear parking.

Detached garage 11'8" by 11'8" (3m 56cm x 3m 56cm)

Stripped lighting, power points, kitchen units, space for fridge freezer, window and door to garden, up and over door to the rear aspect and parking space.



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