



## Queens Road, Leigh on sea

**WALK TO STATIONS:** Castle Estate Agents are pleased to offer FOR SALE this well presented 2 DOUBLE BEDROOM, 2 RECEPTION, 2 BATHROOM COTTAGE set in this ideal location for NORTH STREET SCHOOL, BROADWAY, SHOPS, BARS, RESTAURANTS and SEA FRONT, benefiting from an APPROX 60FT REAR GARDEN.

- 2 Double bedrooms
- 2 x Receptions
- Approx 60ft rear garden
- North street school catchment
- Walk to Leigh Broadway
- Terraced Cottage
- Walk to stations
- Chain free
- 2 x Bathrooms
- Walk to sea front

**OFFERS IN EXCESS OF £450,000 Freehold**

## Front aspect

Small front low maintenance garden with raised wood beamed borders, mature plants, shingled, leading to veranda with tiled flooring and outside light, hardwood door with frosted, leaded, stained glass insets to:

## Lounge 12' by 11' 5" (3m 66cm by 3m 48cm), (I)

Cast iron feature fireplace with tiled insets, tiled plinth and wood surround, 2 x hardwood sash windows to the front aspect with fitted blinds, radiator, picture rail, wall mounted lights, power points, tv point, service hatch to:

## Dining room 10' 9" by 9' (3m 28cm by 2m 74cm), (I)

Hardwood sash window to the rear aspect with fitted blinds, radiator, picture rail, under stair cupboard, stairs to first floor, power points, tv point, service hatch lounge.

## Kitchen 9' by 6' 6" (2m 74cm by 1m 98cm), (I)

A range of eye level and base level units, built in double oven and 4 ring gas hob with extractor above, space for freezer and fridge, hardwood sash window and door to the side aspect with blinds, 1 1/4 sink with single drainer and mixer taps, tiled splash backs, power points, lino, roll top work surfaces, coving.

## Utility room 7' by 4' (2m 13cm by 1m 22cm), (I)

Tiled flooring, wall mounted boiler, eye level units, space for a washing machine, dish washer and fridge freezer, radiator, power points, .

## Down stairs bathroom

3 Piece White suite comprising of a low level flush toilet, Panel enclosed bath with mixer taps and shower attachment, hand wash basin, radiator, 2 x obscure hardwood windows to the rear aspect with fitted blinds, tiled splash backs, lino flooring.

## First floor landing

Doors to all rooms, picture rail.





## Bedroom 1 12' by 11' 5" (3m 66cm by 3m 48cm), (I)

2 x Hardwood sash windows to front aspect with blinds, cast iron feature fireplace, radiator, power point, picture rail, ceiling rose, wall mounted lights, 2 x original built in cupboards.



## Bedroom 2 13' 8" by 12' (4m 17cm by 3m 66cm), (I)

Hardwood window to rear aspect with blinds, radiator, power points, coving, laminated wood flooring, double doors to bedroom 1.

## En-Suite

3 Piece White suite comprising of a low level flush toilet, shower cubicle with wall mounted electric shower, hand wash basin in vanity unit, radiator, obscure hardwood sash window to the rear aspect with fitted blinds, tiled splash backs, radiator, picture rail.



## Rear garden

Approx 60ft in length, low maintenance, shingled, wood shed, patio area, outside light, outside tap, pond, shrub borders and trees.



### 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		
England & Wales	EU Directive 2002/91/EC	

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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.



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.



*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.*