



Victor Drive, Leigh on sea

SEA VIEWS: Castle Estate Agents are pleased to offer FOR SALE this LARGE 4 bedroom first floor SPLIT LEVEL apartment set in this fantastic location just off Leigh Broadway within a short walk to Leigh station, shops, bars, restaurants and sea front.

- 4 Bedrooms
- Long lease
- Sea views
- 2 Bathrooms
- Walk to the Station
- Split level
- Chain free
- Own rear garden
- Walk to the Broadway
- Walk to sea front

£329,995 Leasehold

Front aspect

Small front garden with mature shrub borders, own hardwood front door with frosted glass inset to:

Inner hallway

Stairs leading to first floor landing and living accommodation, stairs to Second floor, doors to all rooms, laminated wood flooring, coving, loft access, radiator, power points, large storage cupboard housing the new wall mounted combi boiler.

Lounge 15'4" by 11'2" (4m 67cm x 3m 40cm)

Double glazed bay window to the front aspect with views out towards the sea, coving, power points, radiator, tv points, wall mounted lights, feature fire place with wood surround, tiled plinth and hearth, telephone point.

Kitchen 12'2" by 8'7" (3m 71cm x 2m 62cm)

Double glazed windows to the rear and side aspect, hardwood door to balcony and stairs to own rear garden, eye level and base level units, hard wood work surfaces, 4 ring gas hob, under oven and over extractor fan, tiled splash backs, radiator, coving, striped lighting, power points, stainless steel single sink with mixer taps, laminated wood flooring, space for washing machine and fridge freezer.

Bedroom 1 11'2" by 10'3" (3m 40cm x 3m 12cm)

Double glazed window to the rear aspect, coving, power points and radiator.

Bedroom 4 8'3" by 5'2" (2m 51cm x 1m 57cm)

Double glazed window to the front aspect with views out towards the sea, coving, power points and radiator.

Bathroom

Three piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with mixer taps and shower attachment, coving, extractor fan, tiled splash backs, laminated wood flooring, radiator, 2 x double glazed frosted windows 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.

Second floor landing

Velux window to the rear aspect, loft access, coving, doors to all rooms, stripped wood flooring.

Bedroom 3 11'4" by 10'6" (3m 45cm x 3m 20cm)

Coving, stripped wood flooring, power points, double glazed window to the rear aspect, radiator, cast iron feature fire place with tiled plinth, fitted wardrobes and dressing table.

Bedroom 2 12'4" by 11'5" (3m 76cm x 3m 48cm)

Double glazed window to the front aspect and views out towards the sea, coving, stripped wood flooring, radiator, power points, window to the side aspect.

En-suite shower room

Three piece White suite comprising of a low level flush toilet, hand wash basing with mixer taps, shower cubicle with glass sliding doors and wall mounted mains shower, velux window to the rear aspect, extractor fan, tiled splash backs, radiator, tiled flooring.

Rear garden

Approx 20ft by 20ft, fully decked with brick built bar b q.



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 ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
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