



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN  
LEIGH-ON-SEA



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2017



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IN LEIGH-ON-SEA



## Montague Avenue, Leigh on sea

HIGHLANDS ESTATE: Castle Estate Agents are pleased to offer FOR SALE this very well presented LARGE 4 BEDROOM semi-detached house set on this quiet road within easy walking distance to LOCAL SHOPS, BUS ROUTES, BELFAIRS SCHOOL and a short drive away from LEIGH BROADWAY, SEA FRONT and STATION.

- 4 Bedrooms
- Family home
- Kitchen/Diner/Family room
- Approx 65ft rear garden
- En-suite
- Semi-detached house
- Off street parking x 3 cars
- Belfairs school catchment
- West facing
- Utility room

**£525,000 Freehold**

## Front aspect

Block paved off street parking x 3 cars, outside lights, double gated side access, double glazed door with frosted leaded glass insets and side panel window to:

## Entrance hallway

Doors to all rooms, stairs to first floor, understair cupboard x 2, radiator, power points, telephone point, Karndean flooring, coving, ceiling rose.

## Downstairs wc

Double glazed frosted window to the side aspect, tiled splash backs, 2 piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, Karndean flooring, heated towel rail, down lighters.

## Lounge 14' 8" by 12' (4m 47cm by 3m 66cm), ()

Double glazed leaded bay window to front aspect with lead lights over and shutters, tv point, power points, coving, ceiling rose, radiator, feature wall.

## Kitchen/Diner/Family room

FAMILY ROOM AREA 11ft by 11ft, Karndean flooring, radiator, ceiling rose, coving, power points, open to KITCHEN/DINING AREA 16ft by 16ft Double glazed by fold doors to the rear aspect and double glazed window to the rear aspect, coving, eye level and base level units incorporating a 5 ring gas Range cooker, stainless steel over extractor fan, boxed edge work surfaces with a 1 1/4 bowl stainless steel sink with single drainer and mixer taps, power points, tiled splash backs, telephone point, dish washer, space for double fridge freezer, central island with breakfast bar, Karndean flooring, down lighters, radiator, large lantern skylight.

## Utility room 6' by 5' 5" (1m 83cm by 1m 65cm), ()

Down lighters, extractor fan, eye level and base level units, boxed edge work surfaces with stainless steel sink with single drainer and mixer taps, tiled splash backs, power points, double glazed door to the side aspect, karndean flooring, space for washing machine and tumble dryer.



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.

## First floor landing

Doors to all rooms, stairs to 2nd floor, picture rail, spot lights, double glazed frosted window to the side aspect.

## Bedroom 2 12' by 8' 8" (3m 66cm by 2m 64cm), (I)

Double glazed window to the front aspect with shutters, radiator, power points, picture rail, hot and cold air conditioning unit.

## Bedroom 3 11' 5" by 10' (3m 48cm by 3m 5cm), (I)

Double glazed window to the rear aspect with shutters, radiator, power points, picture rail.

## Bedroom 4/Dressing room 10' 5" by 5' 6" (3m 18cm by 1m 68cm), (I)

Double glazed window to the front aspect with shutters, radiator, power points.

## Family bathroom

3 Piece White suite comprising of a low level flush toilet, floating hand wash with mixer taps, panel enclosed bath with mixer taps and wall mounted shower over, fully tiled, heated towel rail, tiled flooring, double glazed frosted window to the rear aspect, coving, down lighters.

## 2nd floor landing

Double glazed frosted window to the side aspect with blinds, down lighters, power points.

## Bedroom 1 15' 7" by 12' (4m 75cm by 3m 66cm), (I)

Double glazed window to the rear aspect, radiator, power points, tv point, down lighters.

## En-suite shower room

3 Piece White suite comprising of a low level flush toilet, floating hand wash with mixer taps, shower cubicle with glass doors and wall mounted shower over, fully tiled, heated towel rail, tiled flooring, double glazed frosted window to the rear aspect, coving, down lighters, under floor heating, extractor fan.



## Rear garden

Approx 65ft West facing garden, mature shrub borders, paved patio area, mainly laid to lawn, wood shed, outside tap and lights, gated side access with block paved area.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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