



Glendale gardens, Leigh on sea

CALLING ALL INVESTORS: Castle estate agents are pleased to offer for sale this rarely on the market 3 bedroom with loft room MID TERRACED house set on this popular road within easy walking distance to Leigh on sea Broadway, shops and bus routes this property is offered in very good condition

- Chain free, Potential conversion
- Conservatory
- Loft room
- 4 Bedrooms
- Fitted carpets throughout
- Off street parking
- Utility room
- Approx 50ft south facing rear garden
- Gas central heating
- Potential rear access

£275,000 Freehold

Front

Hard standing off street parking x 1 car, Double glazed door with frosted leaded glass insets to,

Hallway

Storage cupboard, Coving, Dado, Laminated wood flooring, Georgian style doors to lounge and inner hallway.

Lounge 14'4" by 12'8" (4m 37cm x 3m 86cm)

Double glazed Georgian style window to front aspect, Power points, Coving, Dado rail, Carpets, Television point, Feature fire place with electric fire inset, arch to dining room.

Dining room 12'2" by 9'4" (3m 71cm x 2m 84cm)

Double glazed Georgian patio doors to conservatory, Coving, Dado rail, Carpet, Power points.

Conservatory 16'2" by 7'3" (4m 93cm x 2m 21cm)

Double glazed French doors to rear aspect, Double glazed frosted windows to side aspect, Wall mounted heater, Power points, Dado rail, Wall mounted lights, Television point, Carpet, Mirrored wall.

Kitchen 18'4" by 6'6" (5m 59cm x 1m 98cm)

Double glazed window to side aspect and double glazed door to side aspect, Eye level and base level units, Roll top work surfaces, Stainless steel 1 1/4 bowl single drainer with mixer taps, Tiled splash backs, integrated oven, hob and over extractor fan, Wall mounted boiler, integrated dish washer, Service hatch to dining room, Space for fridge freezer, Power points, Breakfast bar, solid oak wood flooring and spot lights, Pelmit lights.

Utility room / Cloak room

Double glazed frosted windows to rear and side aspect, Eye level and base level units, white 2 piece suit comprising of a low level flush toilet, Hand wash basin with mixer taps, Radiator, Solid oak wood flooring, Coving, Tiled splash backs, Roll top work surfaces, Sliding door.



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.

1st floor landing

Doors to all rooms, Picture rail, Dado rail, Stairs to 2nd floor, Carpet.

Bedroom 1 16'3" by 8'0" (4m 95cm x 2m 44cm)

Double glazed Georgian style window to front aspect, Fitted mirrored wardrobes, Feature fire place, Power points, Dado rail, T.V. Point, Carpet.

Bedroom 2 10'9" by 9'11" (3m 28cm x 3m 2cm)

Double glazed window to rear aspect, Built in wardrobes, Radiator, Power points, Carpet.

Bedroom 3 9'9" by 7'7" (2m 97cm x 2m 31cm)

Double glazed Georgian style window to front aspect, Radiator, Dado rail, Power points, Spot lights, Carpet.

Bathroom

Double glazed Georgian style frosted window to rear aspect, 3 piece white suit comprising of Low level flush toilet, Hand wash basin, Panel enclosed bath with mains wall mounted shower, fully tiled walls and flooring, Heated tail rail.

Loft room 10'3" by 9'3" (3m 12cm x 2m 82cm)

Down lighters, Double glazed velux window with blind to ceiling and lots of eves storage space, T.V. Point.

Loft room office 10'3" by 4'5" (3m 12cm x 1m 35cm)

Double glazed velux window with blind to ceiling, Down lighters,

South facing rear garden.

Approx 60ft, Decking area under lean to, Paved patio area, Summer house, Wall mounted lights, Outside tap, Work Shop. Potential for rear access.



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

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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