



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN  
LEIGH-ON-SEA



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2017



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## Oakleigh Park Drive, Leigh on sea

FULL OF CHARACTER: Castle Estate Agents are pleased to offer for sale this large 4 bedroom terraced house in need of a FULL REFURBISHMENT set in this sought after road in the heart of Leigh within walking distance to Chalkwell and Leigh station, Broadway, sea front, shops bars and restaurants.

- Mid terraced
- Loft room
- Many original features
- 3 Receptions
- North street catchment
- 4 Bedrooms
- Very spacious
- In need of refurbishment
- West facing garden
- Walk to Station and Broadway

**£375,000 Freehold**

## Front aspect

Small front garden with mature borders leading to hardwood double doors with glass insets to small porch leading to original hardwood door with frosted leaded stained glass windows inset and side panel windows to:

## Hallway

Stairs to first floor, under stair storage cupboard, original coving and ceiling rose, dado rail, doors to all rooms.

## Lounge 17' 4" by 14' 8" (5m 28cm by 4m 47cm), ( )

Double glazed bay window to front aspect, original ceiling rose, coving, dado rail, power points, tv point, radiator, feature fire place with wood surround with tiled hearth and plinth, built in cupboards.

## Dining room 14' 7" by 11' 9" (4m 44cm by 3m 58cm), ( )

Original coving, ceiling rose, picture rail, wall mounted gas fire, radiator, double glazed sliding doors to conservatory.

## Conservatory 10' 9" by 7' 8" (3m 28cm by 2m 34cm), ( )

Hardwood windows and door to the rear aspect.

## Sitting room 11' 2" by 9' 6" (3m 40cm by 2m 90cm), ( )

Fitted cupboards, dado rail, radiator, hardwood window to the rear and side aspect, power points.

## Kitchen 11' 6" by 6' 3" (3m 51cm by 1m 90cm), ( )

A range of eye level and base level units incorporating a composite sink and single drainer with mixer taps, 4 ring gas hob with under oven and over extractor fan, tiled splash backs, double glazed window to the rear aspect and hardwood door and window to the side aspect, power points, space for fridge and washing machine, stripped lighting.

## Large first floor landing

Doors to all rooms, stairs to Loft room/ bedroom 4.



### **Bedroom 1** 17' 5" by 12' 3" (5m 31cm by 3m 73cm), ( )

Double glazed bay window to the front aspect, original coving, picture rail, radiator, fitted cupboards, power points.



### **Bedroom 2** 14' 6" by 12' 1" (4m 42cm by 3m 68cm), ( )

Double glazed window to the rear aspect, radiator, picture rail, original coving, fitted cupboards.



### **Bedroom 3** 8' 6" by 8' (2m 59cm by 2m 44cm), ( )

Hard wood feature window to the front aspect, power points.

### **Bathroom**

White Two piece suite comprising of a panel enclosed bath, hand wash basin in vanity unit, double glazed frosted window to the rear aspect, storage cupboard, radiator.



### **Seperate wc**

Hardwood window to the rear aspect, dado rail, white low level flush toilet.

### **Bedroom 4/ Loft room** 19' 1" by 11' 5" (5m 82cm by 3m 48cm), ( )

Hard wood sash window to the front aspect, eves storage, storage cupboard, cast iron feature fire place.



### **Rear garden**

Mainly laid to lawn, approx 40ft, West facing, mature shrub borders, Lean 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.*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		78
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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