



## Bellhouse Lane, Leigh on sea

**EXCELLENT LOCATION:** Castle Estate Agents are pleased to offer for sale this 2 bedroom semi-detached bungalow set in this ideal location on the Belfairs estate and is within easy walking distance to the local shops, bus routes, country park and Golf course.

- 2 Bedrooms
- Close to A127
- Chain free
- Walk to local shops
- Walk to Golf course
- Semi- detached
- 23ft Lounge
- Off street parking for 1 car
- South facing garden
- Separate dining room

**£285,000 Freehold**

## Front

Off street parking for 1 cars but with potential for 2, Mature shrub borders, outside light, gated side access, double glazed door with frosted glass inset to:

## Hallway

Hardwood door with frosted glass inset, Coving, Power points, wall mounted electric heater.

## Lounge 23' 4" by 10' 4" (7m 11cm by 3m 15cm), (I)

Coving, power points, Television point, 2 x radiators, feature fire place with electric fire inset, cupboard housing meters, arch to:

## Dining room 10' by 9' (3m 5cm by 2m 74cm), (I)

Radiator, coving, power points, double glazed window to the side aspect.

## Kitchen 10' 7" by 9' 3" (3m 23cm by 2m 82cm), (I)

Double glazed sliding patio doors to the rear aspect, coving, Strip lighting, A range of eye level and base level units, roll top work surfaces, stainless steel sink with single drainer, mixer taps, tiled splash backs, Power points, 4 ring gas hob with double oven and over extractor fan, space for Fridge and washing machine.

## Bedroom 1 14' 5" by 8' 9" (4m 39cm by 2m 67cm), (I)

Double glazed leaded window to front aspect, Radiator, coving and power points.

## Bedroom 2 10' 4" by 7' 9" (3m 15cm by 2m 36cm), (I)

Double glazed window to side aspect, Coving, Power points, loft access, cupboard housing wall mounted boiler and Radiator.

## Shower room

Double glazed leaded frosted window to rear aspect, tiled splash backs, Radiator, extractor fan, heated towel rail, 3 piece White suit comprising of a low level flush toilet, hand wash basin with mixer taps in vanity unit, shower cubicle with glass doors and wall mounted mains shower, storage cupboard.



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.

## Rear garden

Approx 50ft, Mainly laid to lawn, Mature shrub borders, Paved patio area, out side tap, outside light, double gated side access, door to Detached Garage with up and over door.



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