



Southsea Avenue, Leigh on sea

CALLING ALL CASH BUYERS: Castle Estate Agents are pleased to offer FOR SALE this ideally situated One bedroom first floor apartment set within walking distance to local BUS ROUTES, LOCAL SHOPS, LEIGH BROADWAY, SEA FRONT, BARS, RESTUARANTS AND STATION.

- One bedroom
- Share of rear garden
- Gas central heating
- Double glazed
- Walk to Leigh Broadway
- First floor
- Parking space
- Large loft
- Walk to the Station
- Walk to all bus routes

£200,000 Leasehold

Front aspect

Small front garden with mature shrub borders, mainly laid to lawn, own hardwood front door to:



Inner hallway

Stairs leading to first floor landing with doors to all rooms, laminated wood flooring, power points, radiator, loft access to large loft, picture rail, radiator.

Lonuge 14'4" by 12'0" (4m 37cm x 3m 66cm)

Double glazed bay window to the front aspect, coving, radiator, laminated wood flooring, dado rail, power points, tv point.



Kitchen 7'9" by 7'0" (2m 36cm x 2m 13cm)

Double glazed window to the front, wall mounted boiler, radiator, eye level and base level units, stainless steel round sink and single drainer with mixer taps, 4 ring gas hob, under oven and over extractor fan, power points, tiled splash backs, tiled flooring, space for washing machine and fridge freezer.



Bedroom 1 12'1" by 11'0" (3m 68cm x 3m 35cm)

Double glazed window to the rear aspect, storage area, coving, laminated wood flooring, radiator, power points, tv points.



Bathroom

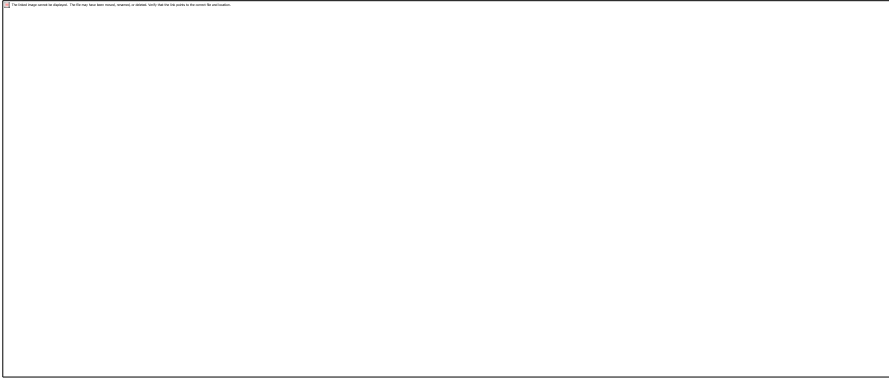
3 piece suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with mixer taps and shower attachment, tiled splash backs, storage cupboard, radiator.

Rear garden

Approx 20ft x 20ft mainly laid to lawn, gated side access.



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.



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