



## Oakwood Avenue, Leigh on sea

CHAIN FREE: Castle Estate Agents are pleased to offer FOR SALE this 2 DOUBLE BEDROOM, 2 reception, double fronted detached bungalow set on this sought after road in the heart of Leigh on sea and within easy walking distance to LOCAL SHOPS, BUS ROUTES and easy access to the A127.

- 2 Double Bedrooms
- Garage
- Potential for more parking
- Approx 80ft garden
- West facing rear garden
- Detached
- Off street parking x 1 car
- 2 Receptions
- Chain free
- Walk to local shops

**£335,000 Freehold**

## Front aspect

Hard standing off street parking x 1 car but with potential for 3 more, mature shrub borders, gated side access, mainly laid to lawn, outside light, hardwood door with frosted glass inset to:



## Inner hallway

Doors to all rooms, radiator, picture rail, power points, original coving.

## Lounge 14' by 10' 5" (4m 27cm by 3m 18cm), ( )

Hardwood boxed bay window to the front aspect, picture rail, radiator, power points, tv point, telephone point, York stone feature fire place with gas fire inset, ceiling rose, original coving.



## Dining room 10' 1" by 9' (3m 7cm by 2m 74cm), ( )

Hardwood window to the rear aspect, picture rail, radiator, power points, 2 x built in cupboards.



## Kitchen 10' 2" by 5' 7" (3m 10cm by 1m 70cm), ( )

Hardwood window and door to the rear aspect, eye level and base level units, roll top work surfaces incorporating a stainless steel sink and drainer with mixer taps, space for gas cooker, tiled splash backs, power points, radiator, stripped lighting, space for washing machine.



## Bedroom 1 12' by 11' 3" (3m 66cm by 3m 43cm), ( )

Hardwood window to the front aspect, radiator, power points, picture rail, tv point, ceiling rose.

## Bedroom 2 11' 2" by 10' 5" (3m 40cm by 3m 18cm), ( )

Hardwood window to the rear aspect, radiator, power points, picture rail, tv point, ceiling rose, 2 x built in cupboards.



## Bathroom

Hardwood frosted window to the rear aspect, 3 piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath, tiled splash backs, wall mounted boiler.

*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 80ft West facing, mainly laid to lawn, outside tap, mature shrub borders, hardwood door to:

## Garage

Double doors to the front aspect, power and lighting open to:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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