



Lansdowne Avenue, Leigh on sea

FULL OF CHARACTER: Castle Estate Agents are pleased to offer for sale this large 3 bedroom, 2 reception END OF TERRACE house set in the heart of Leigh within a short walk to Chalkwell and Leigh stations, Broadway, sea front, local schools, bars, restaurants and local schools.

- End of terrace
- West facing garden
- Original features
- 2 Receptions
- Very spacious
- 3 Double Bedrooms
- Approx 60ft
- Excellent location
- Feature fire places
- Walk to Station and Broadway

£450,000 Freehold

Front aspect

Small front garden with mature borders and tiled path leading to original hard wood door with frosted glass inset and frosted side panel windows to.

Hallway

Stair to first floor, under stair storage cupboard, striped wood flooring, radiator, original coving, picture rail, doors to all rooms.

Lounge 14' 8" by 12' 5" (4m 47cm by 3m 78cm), (I)

Hard wood bay sash window to front aspect with, original ceiling rose, picture rail and coving, power points, tv point, cast iron feature fire place with tiled hearth and plinth inset, radiator, stripped wood flooring.

Dining room 12' 4" by 11' 5" (3m 76cm by 3m 48cm), (I)

Cast iron feature fire place with tiled hearth and plinth inset, radiator, original built in cupboard, built in book shelf, double glazed sash window to the rear aspect, power points, stripped wood flooring.

Kitchen 14' 3" by 7' (4m 34cm by 2m 13cm), (I)

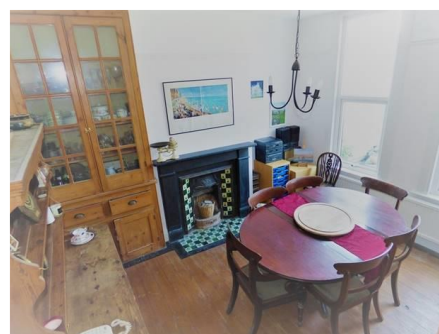
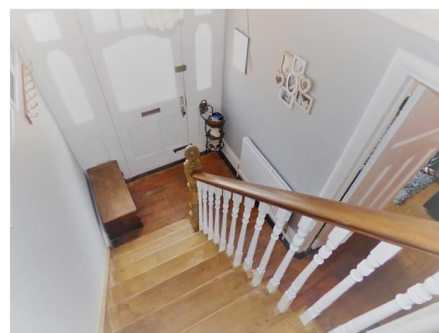
Eye level and base level units incorporating roll top wok surfaces, space for a gas cooker, tiled splash backs, tiled flooring, double glazed window and door to the rear aspect, radiator, power points, space for fridge and washing machine, wall mounted boiler, stainless steel sink and single drainer with mixer taps, spot lights.

First floor landing

doors to all rooms, stripped wood flooring.

Bedroom 1 14' 8" by 12' 5" (4m 47cm by 3m 78cm), (I)

Hard wood sash bay window to the front aspect, Cast iron feature fire place with tiled hearth and plinth inset, radiator, striped wood flooring, power points.



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.

Bedroom 2 12' 4" by 10' 5" (3m 76cm by 3m 18cm), ()

2 x Double glazed sash window to the rear aspect, radiator, Cast iron feature fire place with tiled hearth and plinth inset, stripped wood flooring, power points.

Bathroom

White three piece suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath, fully tiled, tiled flooring, radiator, 2 x double glazed frosted windows to the rear aspect, storage cupboard.

Stairs to 2nd floor

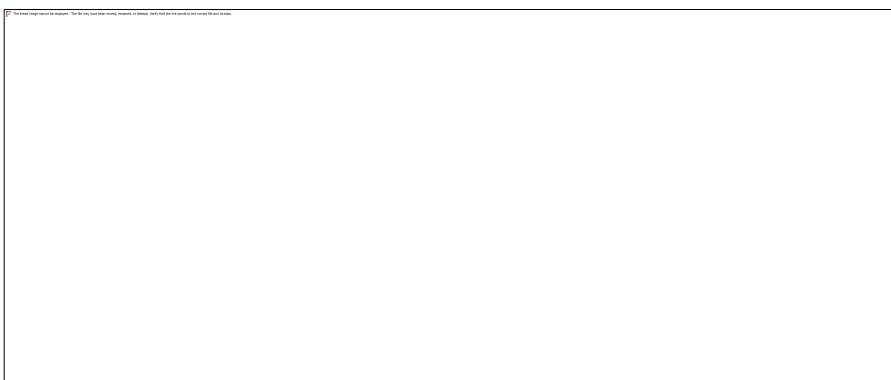
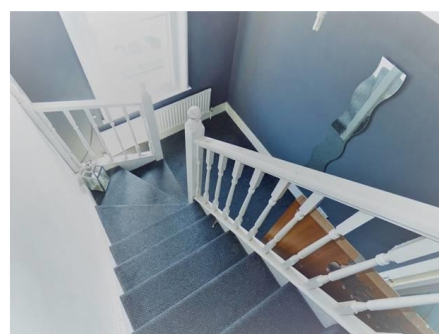
Converted old bedroom 3 to small landing with stairs to 2nd floor, Hard wood sash window to the front aspect, radiator, power points.

Bedroom 3 17' 5" by 14' 9" (5m 31cm by 4m 50cm), ()

hard wood velux style windows to the rear and front aspect, radiator, ample eves storage, loft access, power points.

Rear garden

Commencing with decking, mainly laid to lawn, approx 60ft West facing, mature shrub borders, outside tap, wood shed.



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