



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



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2017



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Woodleigh Avenue, Leigh on sea

A SHORT WALK TO BELFAIRS WOODS AND GOLF COURSE: Castle Estate agents are pleased to offer FOR SALE this lovely 3 BEDROOM semi-detached house set on this quiet road within easy walking distance to LOCAL SHOPS, bus routes and falls into BLENHIEM JUNIOR SCHOOL catchment.

- 3 bedrooms
- Quiet location
- Downstairs wc
- South facing rear garden
- Off street parking x 2 cars
- Semi-Detached house
- Separate dining room
- Walk to Golf course
- Walk to Local shops
- Walk to Leigh station

£339,995 Freehold

Front aspect

Gravel off street parking for two cars, mature shrubs, Rendered and cladded walls with white UPVC soffit board. Front double glazed entrance leading into kitchen, gated side access, small bike shed storage unit, outside light and tap, double glazed side entrance door with opaque glass inserts to entrance porch with exposed brick wall to:



Hallway

Ceiling light, Google Nest smart thermostat, stairs leading to first floor with understairs storage, radiator, shelving and Parquet flooring. Access to downstairs WC, Lounge, stairwell and kitchen, Doors into:



Lounge 15' 6" by 13' 2" (4m 72cm by 4m 1cm), (l)

Double glazed windows to rear and double glazed door leading onto garden, coving cornice, , feature fireplace, TV and satellite point, shelving, built in TV storage unit, radiator and parquet flooring, 3 ceiling lights and touch sensitive dimmer switch. Switches for outside garden lighting, and lighting to the side of the house.



Kitchen 13' 9" by 7' 7" (4m 19cm by 2m 31cm), (l)

Double glazed windows to front and side plus solid door with opaque glass to front, coving cornice, ceiling light, range of White high gloss base, drawer and cupboard units with rolled edge worksurfaces and matching eye level wall cabinets, electric cooker and extractor above, Gas point also available. 1/1/4 bowl sink with drainer and mixer taps, space for American style fridge freezer, space for washing machine, cupboard housing combi boiler, vertical grey radiator, part tiled walls and vinyl wood effect flooring, spot lights, Double aspect opening into:

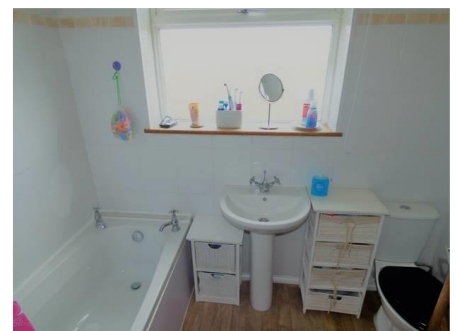


Dining room 15' 2" by 7' 4" (4m 62cm by 2m 24cm), (l)

Double glazed windows to front, coving cornice, ceiling light, two storage cupboards housing gas and electric metres, grey vertical radiator and engineered oak flooring.

Downstairs wc

Double glazed opaque window to the side, ceiling light, WC, wash hand basin with mixer tap, tiled splashbacks and vinyl flooring and solid wood door.



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.

First floor landing

Loft access with pull down ladder (Loft is boarded and insulated with lighting, ceiling light and fitted carpet. Doors into:

Bedroom 1 14' 2" by 9' 4" (4m 32cm by 2m 84cm), ()

Double glazed windows to rear, 2 x fitted wardrobe alcoves, tv and power points, coving cornice, ceiling light, radiator, insulated and boarded eaves storage and fitted carpet. Solid wood door.



Bedroom 2 11' 3" by 8' 1" (3m 43cm by 2m 46cm), ()

Double glazed windows to front aspect, ceiling light, picture rail, radiator and fitted carpet. Insulated and boarded eave storage. Built in wardrobe storage space.



Bedroom 3 11' 9" by 7' 3" (3m 58cm by 2m 21cm), ()

Double glazed windows to front aspect, ceiling light, Vertical grey radiator and fitted carpet built in wardrobe and shelving unit.



Bathroom room


Double glazed opaque windows to side, ceiling light, extractor fan, 3 piece White suite comprising of a panel enclosed bath with wall mounted thermostatic valve mains shower over bath, wash hand basin with mixer taps, low level flush toilet, heated chrome towel rail, tiled floor to ceiling walls and vinyl flooring.


Rear garden

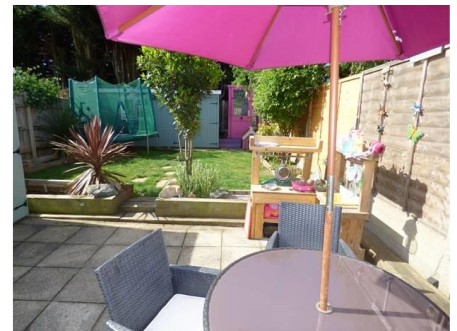
Approx 45ft South facing rear garden. Commencing with paved patio and drainage with the remainder being laid to lawn with shrubs. Two sheds – one being a wooden insulated workshop outbuilding with double glazing, power and lighting, gated side access, space for bins, outdoor power cut off switch which can be controlled also by remote control.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E	38	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E	36	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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