



## Elmsleigh Drive, Leigh on sea

STUNNING 1930'S SEMI-DETACHED HOME IN THE HEART OF LEIGH-ON-SEA! Castle Estate Agents are delighted to present this beautifully presented 3 BEDROOM SEMI DETACHED HOUSE, situated on a sought-after road in Leigh. This immaculate property offers the perfect blend of charm and modern convenience.

- 3 Bedrooms
- Large extension
- West facing rear garden
- EPC Rating C
- Very well presented
- Semi-Detached house
- Off street parking x 2 cars
- Approx 55ft
- Gas central heating
- Kitchen/Dining/Family room

**£489,995    Freehold**

## Front aspect

Block paved off street parking x 2 cars, outside light, gated side access, double glazed door with frosted glass insets and side panel window to:

## Hallway

Stairs to 1st floor, power points, radiator, 2 x under stair cupboards housing space for washing machine and wall mounted boiler, hardwood flooring, doors to all rooms.

## Lounge 16' 4" by 11' 2" (4m 98cm by 3m 40cm), (I)

Double glazed boxed bay window to the front aspect, original coving, ceiling rose, picture rail, radiator, power points, tv point, feature fire place with wood surround and cast iron fire inset with marble plinth, hardwood flooring.

## Kitchen/Diner/Family room 21' 6" by 16' 3" (6m 55cm by 4m 95cm), (I)

KITCHEN/DINING AREA: Grey eye level and base level units, hardwood boxed edge work surfaces with built in composite sink and single drainer with mixer taps, space for electric cooker, space for fridge freezer, integral dishwasher, tiled splash backs, hardwood flooring, down lighters, radiator, power points, built in breakfast bar.

## Family area

Down lighters, vertical radiator, laminated wood flooring, power points, tv point, double glazed bi fold doors to rear aspect.

## 1st floor landing

Doors to all rooms, double glazed frosted window to the side aspect, power points.

## Bedroom 1 16' 3" by 10' 5" (4m 95cm by 3m 18cm), (I)

Double glazed boxed bay window to the front aspect, power points, radiator, ceiling light fan.

## Bedroom 2 12' 1" by 10' 7" (3m 68cm x 3m 23cm) Max

Double glazed window to the rear aspect, power points, radiator.



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 3 8' by 6' 2" (2m 44cm by 1m 88cm), (I)

Double glazed window to the front aspect, power points, radiator, loft access.

### Bathroom

4 Piece White suite comprising of a shower cubicle with wall mounted rainfall shower, fully tiled, double glazed frosted window to the side aspect, wash hand basin in vanity unit with mixer taps, close coupled WC, free standing claw foot bath with mixer taps and shower attachment, fully tiled walls, vertical radiator, opaque double glazed window to rear, tiled flooring, down lighters.

### Rear garden

Approx 55ft, mainly laid to lawn, mature well stocked shrub borders, large decking area area, outside tap, outside light, outside power point, shed to the rear of the garden to remain.

### Agents notes

This property has external wall insulation.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) A                                  |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 70      | 83        |
| England & Wales                             |         |           |
| 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                                                      |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 | 72      | 83        |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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