



FOR SALE

Macdonald Avenue, Westcliff-On-Sea SS0 9BW

Guide Price £325,000 Freehold Council Tax Band - B

- Three Bedroom Semi-Detached Home
- Recently Renovated Throughout
- Large Fitted Kitchen With Space For Appliances
- Maintainable Rear Garden
- Modern Three Piece Bathroom Suite
- Situated Within Walking Distance To Westcliff On Sea Station
- In Catchment For 'Outstanding' Schools
- Rewired and Replastered Throughout
- No Onward Chain
- Original Character Features

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

****GUIDE PRICE £325,000 - £350,000**** Offering a perfect mix of character and modern features is this recently refurbished Three bedroom property which has been completed to a very high standard and allows the new owner to move straight in with no fuss. This family home offers modern living throughout which includes a fitted kitchen, spacious lounge, separate dining room, three good sized bedrooms, three piece bathroom suite and private rear garden.

Conveniently located within walking distance of Westcliff on Sea station, with local amenities just a stone's throw away and being within the catchment area for 'outstanding'

schools, this property is positioned ideally for any family looking to move to the area.

Please note that the property is also being offered with No Onward Chain.

Entrance

Double glazed obscure panelled door to entrance, carpet flooring, radiator, under stair storage cupboard, pendant lighting.

Concrete pathway leading to property entrance, on street parking.

Lounge

Carpet flooring, radiator, double glazed bay window to front aspect, coving to ceiling, pendant lighting.

Reception Room

Carpet flooring, radiator, double glazed window to rear aspect, coving to ceiling, pendant lighting.

Kitchen

Laminate flooring, double glazed window to rear aspect, double glazed door to side aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, 4 point electric hob with extractor over, integrated oven, breakfast bar, space for fridge/freezer, space and plumbing for washing machine, pendant lighting.

Landing

Carpet flooring, loft access, pendant lighting.

Bedroom 1

Carpet flooring, radiator, double glazed bay window to front aspect, coving to ceiling, pendant lighting.

Bedroom 2

Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

Bathroom

Laminate flooring, heated towel rails, double glazed obscure window to rear aspect, tiled walls, panelled P shaped bath with shower system over, W/C, hand basin with storage under, extractor, spotlight lighting.

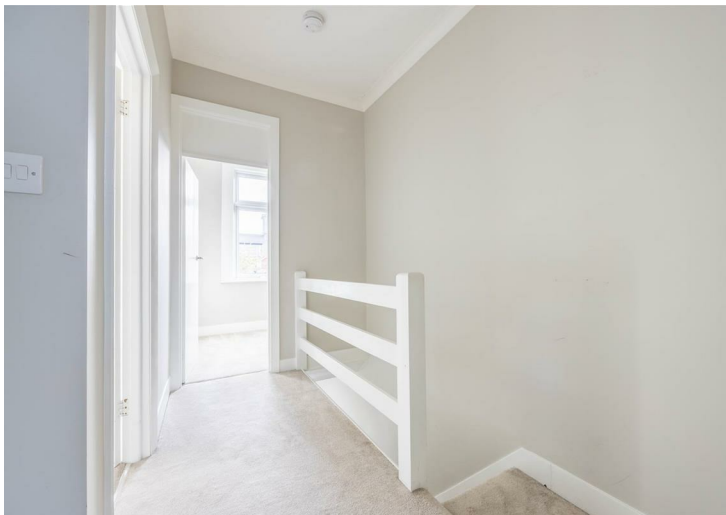
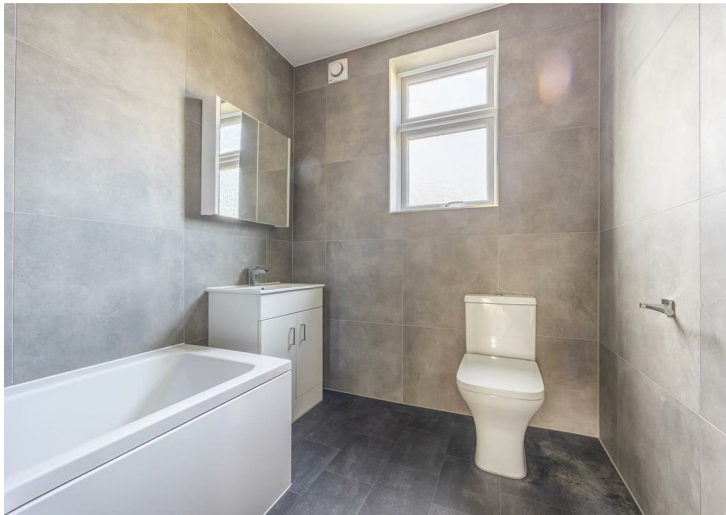
Bedroom 3

Carpet flooring, radiator, double glazed window to front aspect, coving to ceiling, pendant lighting.

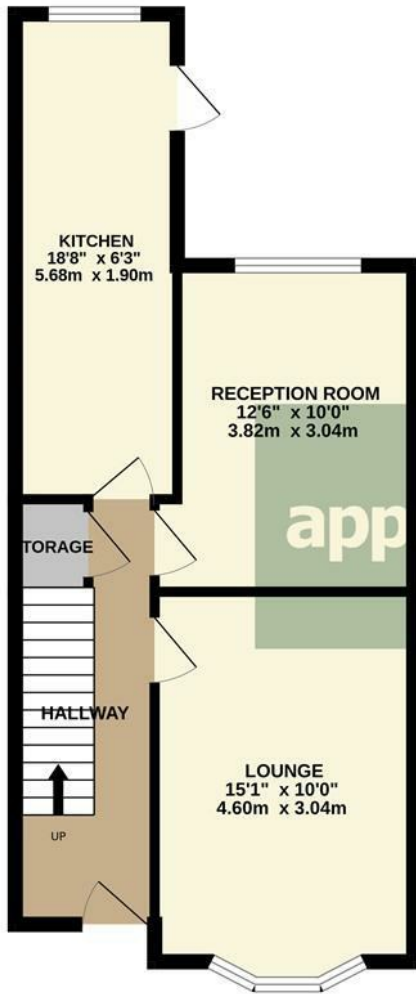
Rear Garden

Crazy paved patio area, laid lawn, shrubs & flowerbeds, mature trees.

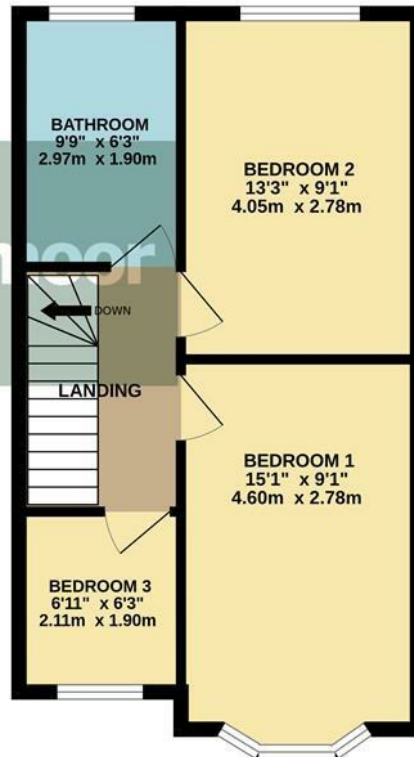
Front Of Property & Parking



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



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TOTAL FLOOR AREA: 883 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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