





LYMINGTON AVENUE

£525,000

LEIGH-ON-SEA, SS9 2AL

Scott & Stapleton are excited to offer for sale this larger than average 3 double bedroom semi detached character property in need of general modernisation & refurbishment but benefitting from a detached GARAGE & OFF STREET PARKING SPACE.

This super property has 3 large reception rooms, one with a bar!!, fitted kitchen & bathroom plus delightful west backing rear garden which extends to approx. 60'.

Located south of the London Road the property is within walking distance of Leigh mainline railway station & the ever popular Leigh Broadway whilst also being in the catchment area of North Street Schools.

A great opportunity to purchase a substantial character property with great potential in a highly desirable location. Offered with no onward chain an early internal inspection is strongly advised.

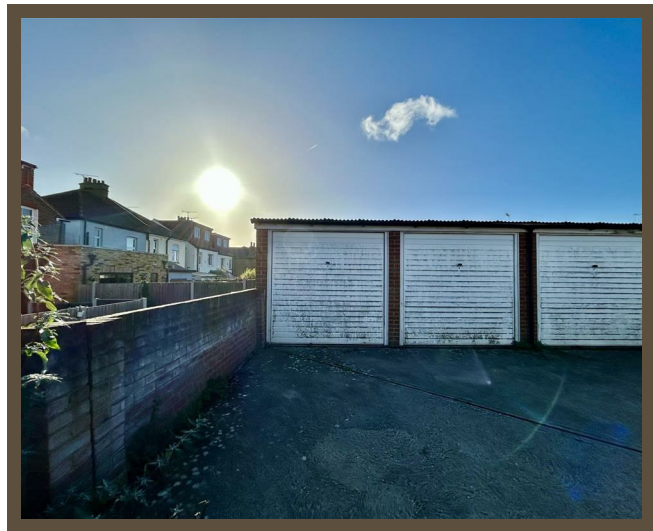
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PARKING SPACE.

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Accommodation comprises

Half obscure UPVC double door leading to entrance porch.

Entrance porch

Original tiled walls, tiled floor. Obscure UPVC double glazed door to entrance hall.

Entrance hall

1.6 max x 6.6 (5'2" max x 21'7")
Stairs to first floor with large understairs storage cupboards housing meters. Radiator, coved ceiling.

Lounge

4.4 x 3.6 (14'5" x 11'9")
UPVC double glazed bay window to front. Brick fireplace, coved ceiling with ceiling rose, radiator, 4 wall light points.

Sitting room/bar

3.7 x 3 (12'1" x 9'10")
UPVC double glazed window to rear. Fabulous fitted bar area. Coved ceiling with ceiling rose, radiator, 3 wall light points.

Dining room

3.4 x 3.3 (11'1" x 10'9")
2 UPVC double glazed windows to side. Double radiator, door to kitchen.

Kitchen

3.4 x 2.9 (11'1" x 9'6")
UPVC double glazed window to rear, obscure UPVC double glazed door to side to garden. Range of base & eye level units with spaces for gas oven, fridge/freezer & washing machine. Wood effect roll edge worktops with inset stainless steel sink unit, mixer tap & matching drainer, tiled splashbacks, wall mounted Gloworm boiler (not tested).

First floor landing

1.6 x 5.6 (5'2" x 18'4")
Large fitted storage cupboard, loft access, radiator. Panelled doors to all rooms.

Master bedroom

4.8 x 4.3 (15'8" x 14'1")
Impressive full width room with UPVC double glazed bay window to front plus further UPVC double glazed window to front. Radiator.

Bedroom 2

3.6 x 3 (11'9" x 9'10")
UPVC double glazed window to rear. Double radiator.

Bedroom 3

4.2 x 3.4 (13'9" x 11'1")
UPVC double glazed bay window to rear. Shower cubicle, radiator, fitted airing cupboard housing jacketed copper cylinder.

Bathroom

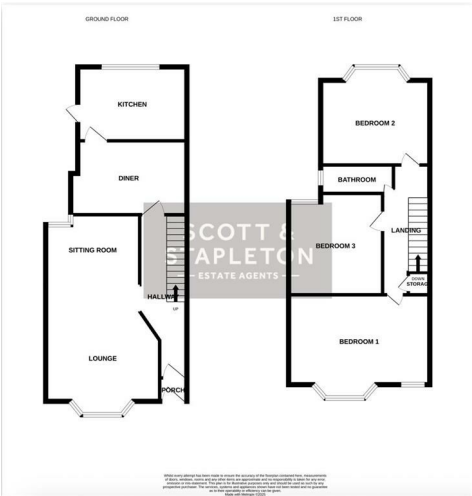
2.3 x 1.7 (7'6" x 5'6")
Obscure UPVC double glazed window to side. Panelled bath with mixer tap, pedestal wash hand basin & low level WC. Part tiled walls, radiator.

Rear garden

Delightful west backing rear garden extending to approx. 60'. Large patio to rear & side, remainder laid to well tended lawn with mature borders. Pedestrian access to front, outside lights, tap & power points.

Garage/parking

4.8 x 2.4 (15'8" x 7'10")
Approached via 75 Lymiington Avenue, single garage in block with hardstanding providing off street parking in front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
(69-80) C		
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