



Manchester Drive

Leigh-on-Sea

- OFF ROAD PARKING
- THREE BEDROOMS
- VERY MODERN FITTED KITCHEN
- DOUBLE GLAZED



Guide Price £350,000

VACANT 3 bedroom home very well presented and ready to move into. Double glazing and gas central heating. Off road parking and a beautiful 50' garden. Very modern fitted kitchen, ground floor cloakroom and sizable lounge. Perfect for schools and bus routes just off the London Road.





AGENTS NOTES

Keys available and one not to missed!!

Off road parking and a sensational 50' rear landscaped garden.

The location is central and perfect for schools of all ages with local shops close at hand and bus routes.

Internally it speaks for itself all very well laid out and presented with a great modern kitchen and ground floor cloakroom.

PORCH

HALLWAY

16' 9" x 6' 2" (5.11m x 1.88m) Natural wood flooring, radiator. Stairs to the first floor with cupboard beneath.

KITCHEN

12' 0" x 11' 6" (3.66m x 3.51m) Superb modern fitted kitchen with breakfast bar area. Extensive Onyx effect



work tops to three walls, with plenty base and wall cupboards. Fitted hob and oven. Modern tiled flooring and half tiled walls.

Double glazed door and window looking out to the garden.

Further upright built in cupboard.

LOUNGE

15' 6" x 12' 2" (4.72m x 3.71m) Very nice sized room with a large double glazed window to the front.

CLOAKROOM

W.C. and wash basin with double glazed window to the rear.

LANDING

Double glazed window to the side.

BATHROOM

Panelled bath, wash basin and W.C. Double glazed window to the rear.

BEDROOM

12' 6" x 12' 2" (3.81m x 3.71m) Double glazed window to the front, radiator and floor to ceiling modern fitted wardrobes across one wall.

BEDROOM

12' 2" x 12' 6" (3.71m x 3.81m) Built in wardrobe cupboards, double glazed window to rear, radiator.

BEDROOM

9' 6" x 6' 4" (2.9m x 1.93m) Double glazed window to the front, radiator.

PARKING

Drop kerb leading to an off road parking space.

GARDEN

50' very well landscaped garden with a fantastic patio area and path leading to the two garden sheds situated at the end.

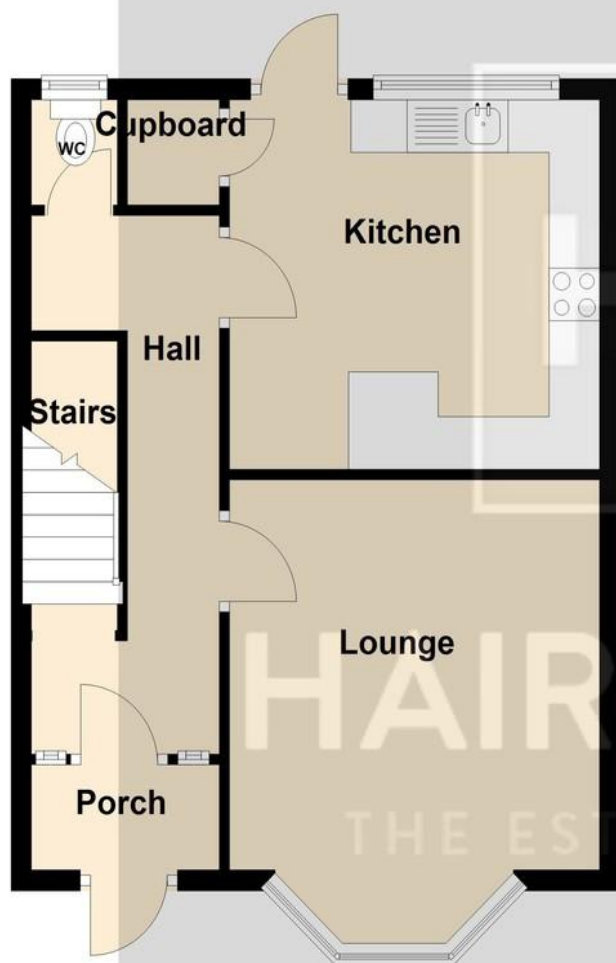
The remainder of the garden is lawned.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



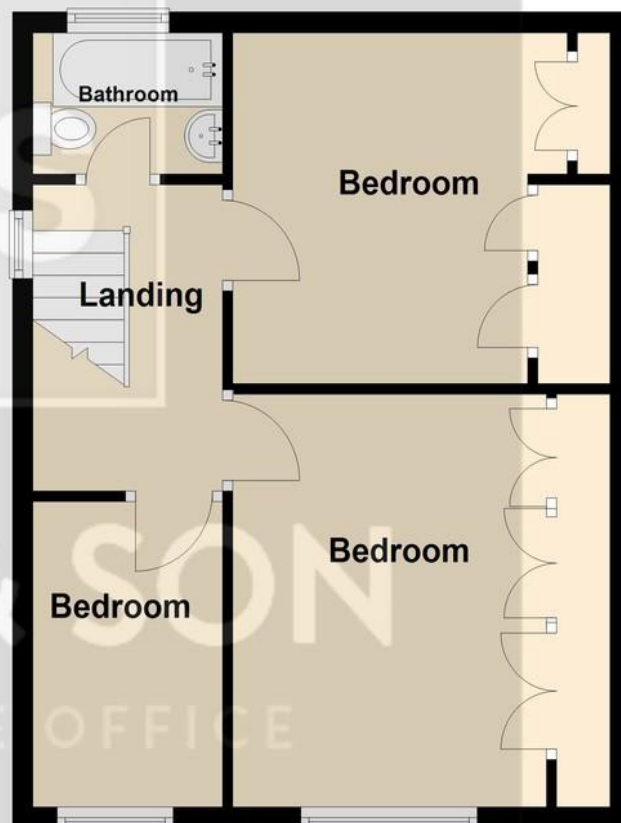
Ground Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 83.6 sq. metres (899.8 sq. feet)

Regulated by RICS

t. 01702 34 11 77

More than an estate agent

www.hairandson.co.uk

Residential Sales
190 London Road
Southend-On-Sea
Essex SS1 1PJ

