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Marine Parade, SS9 2NB  
1 Bedroom  
Ground Floor Flat  
Offers Over £375,000

To arrange a viewing  
call 01702 480 666

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## FOR SALE

Marine Parade, SS9 2NB

Offers Over £375,000

This amazing one bedroom ground floor is located on one of the best roads in Leigh and enjoys views of the Estuary to the front, off street parking and its own good size rear garden. Internally there is a good size lounge to the rear with patio doors on to the garden, reception hallway, double bedroom, lovely kitchen and bathroom. All with a long lease! Call now to view.

**Entrance Porch 10' max x 8' 6" (3.05m x 2.59m)**

Double glazed sliding doors, tiled flooring and glazed door and window to.

**Reception Hallway 17' 9" max x 9' (5.41m x 2.74m)**

Radiator, built in cupboard and floor boards.

**Lounge 14' 9" x 13' 4" (4.49m x 4.06m)**

Double glazed patio doors to the rear onto the garden, radiator and floor boards.

**Kitchen 12' x 10' 4" (3.65m x 3.15m)**

Double glazed door and window to the rear, white high gloss wall and base level units, tiled splash backs, inset 1 1/2 sink drainer with mixer tap and built in oven and hob with extractor hood over.

**Bedroom 14' 2" x 11' 7" max (4.31m x 3.53m)**

Double glazed window to the front, radiator and carpet.

**Bathroom**

Obscure double glazed window to the side, P shaped bath with mixer tap and shower over, pedestal wash hand basin, low level WC, tiled splash backs and tiled flooring.

**Rear Garden Approx 45' (13.71m)**

Patio to laid lawn.

**Front Garden**

Off street parking for one car.

To arrange a viewing of this super property call 01702 480 666  
or send us an email to [property@ashleighstone.co.uk](mailto:property@ashleighstone.co.uk)

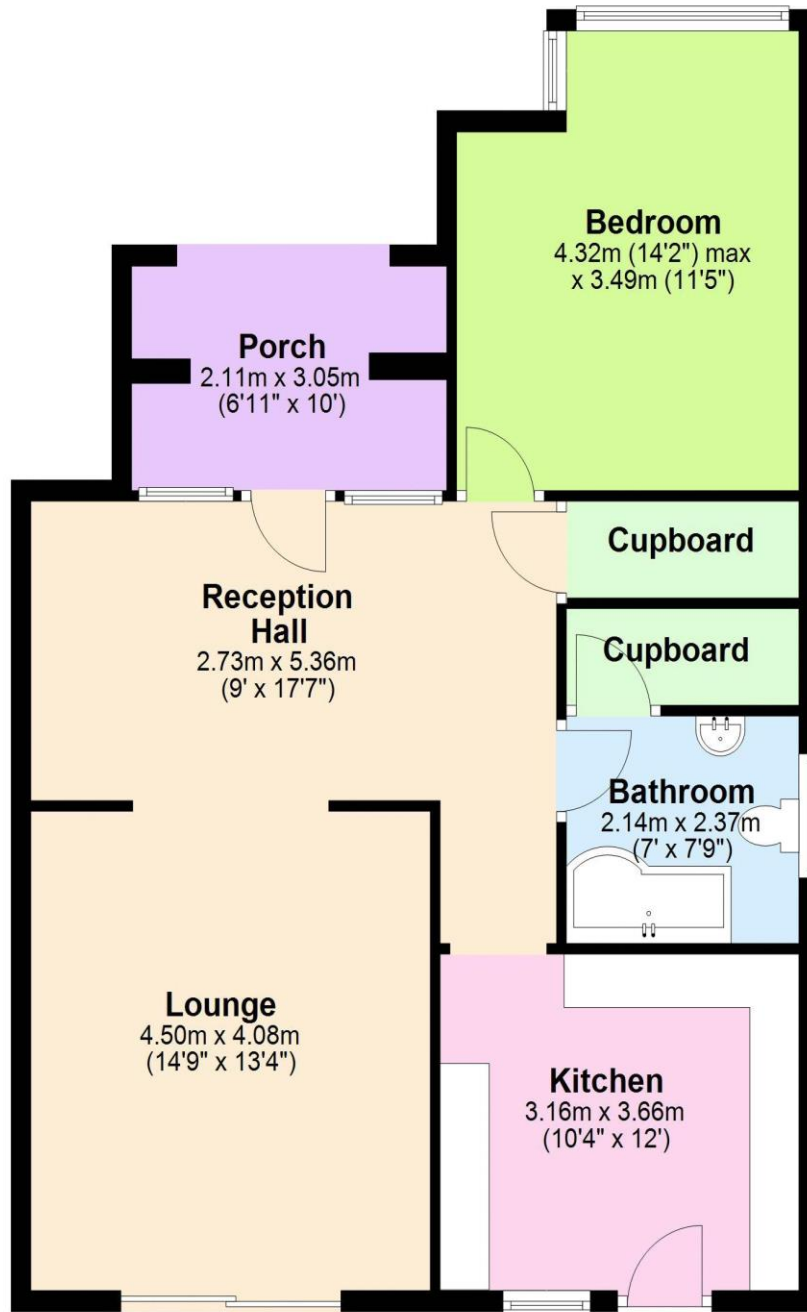




1 BEDROOM / GROUND FLOOR FLAT / OFF STREET PARKING / GREAT LOCATION

### Ground Floor

Approx. 79.4 sq. metres (854.4 sq. feet)



Total area: approx. 79.4 sq. metres (854.4 sq. feet)

**ashleigh stone**

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