



62 Manchester Drive

62 Manchester Drive Leigh-on-Sea Essex SS9 3HR

Home Of Leigh are pleased to offer for sale this lovely three bedroom terraced house located in a convenient residential position and which benefits from ample off street parking and a wonderful south backing rear garden.

The accommodation comprises; entrance porch, entrance hall, ground floor cloakroom, lounge, separate double glazed conservatory and a fitted kitchen overlooking the rear garden, whilst to the first floor there are three bedrooms and a three piece bathroom suite.

Externally the property benefits from a great size south backing rear garden with a raised patio area, whilst to the front there is ample off street parking.

Located on Manchester Drive in Leigh on Sea, this delightful family home is within close proximity to all local amenities



which include nearby schools, parks, seafront and mainline railway station which serves London Fenchurch Street for commuters. Also within walking distance is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

Accommodation Comprises

The property is approached via double glazed entrance door leading to:

Entrance Porch 8'2 x 4'3

Double glazed window to front aspect, wood laminate flooring. Further door leading to:

Entrance Hall 11'2 x 5'6

Secondary double glazed window to front aspect, wood laminate flooring, coved ceiling, stairs leading to the first floor accommodation, radiator, doors to ground floor cloakroom and kitchen.

Ground Floor Cloakroom 5'1 x 2'5

Double glazed obscure window to front aspect, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, fully tiled to surrounding walls, tiled flooring.



Lounge 16'11 x 11'1

Double glazed window to front aspect, wood laminate flooring, brick built fireplace with wooden mantle, coved ceiling, three wall light points, radiator. Double glazed sliding patio doors leading to:

Conservatory 13'7 x 10'3

Double glazed window to rear and side aspects with patio doors leading out to the garden, wood laminate flooring, radiator.

First Floor Landing 6'9 x 5'6

Wood laminate flooring, coved ceiling with access to loft space. Doors to:

Bedroom One 16'1 x 9'7 plus depth of wardrobes

A lovely dual aspect master bedroom with double glazed windows to front and rear aspect, wood laminate flooring, built in wardrobe plus additional built in storage cupboards and drawers, radiator.

Bedroom Two 10'9 x 8'3

Double glazed window to front aspect, wood laminate flooring, smooth plastered ceiling with inset spotlighting, built in wardrobes, radiator.



Kitchen 13'8 x 10'3

Double glazed window to rear aspect with adjacent door to garden. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of worksurfaces with cupboards and drawers beneath, built in oven and four ring gas hob with extractor hood above, appliance space and plumbing for washing machine, further space for fridge freezer and dishwasher, wood laminate flooring, door to lounge.

Bedroom Three 7'9 x 7'7

Double glazed window to rear aspect, wood laminate flooring, radiator.

Bathroom 8'3 x 3'7

Double glazed obscure window to rear aspect, panelled corner bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity drawers beneath, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.

Externally

Rear Garden

The property benefits from a great size south backing rear garden which commences with a raised paved patio area with pergola and seating area with steps down to the remainder of the garden which is mainly laid to lawn and enclosed by screen panelled fencing and flower and shrub borders, garden shed (to remain) with additional patio area to the extreme rear.

Front Garden

The front of the property is paved providing off street parking for several vehicles.

Agents Note

The vendor has advised that the property had a new roof added 4 years ago with a 10 year warranty. Combi boiler (6 years old) and new radiators.





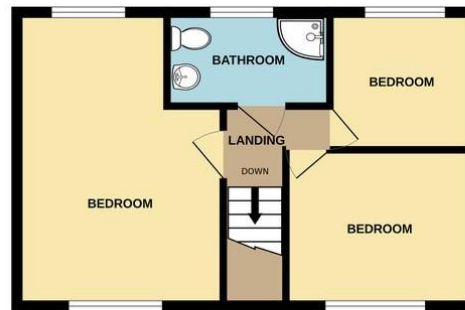




GROUND FLOOR
557 sq.ft. approx.



1ST FLOOR
369 sq.ft. approx.



TOTAL FLOOR AREA : 926 sq.ft. approx.
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Guide Price £350,000 - £375,000 Freehold

HOME - The Estate Agent of Leigh
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