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Call to arrange your viewing today
01702 710555



Eastwood Boulevard, Westcliff On Sea

Guide price £450,000

****GUIDE PRICE £450,000 - £460,000****

** A VERY WELL PRESENTED AND EXTREMELY SPACIOUS THREE DOUBLE BEDROOM FAMILY HOME* SEMI-DETACHED* OFF STREET PARKING FOR TWO/THREE CARS* TWO RECEPTION ROOMS* EN-SUITE TO PRIMARY BEDROOM* WIDE PLOT WITH LARGE REAR GARDEN* POSSIBILITY TO EXTEND WITH CORRECT PLANNING* WALKING DISTANCE TO LEIGH BROADWAY AND MAINLINE STATION**



Double glazed window to front, cornice coving to ceiling, wall mounted radiator, carpet laid to floor.

En-Suite

Fitted with a three piece suite comprising of shower cubicle with wall mounted electric shower, wash hand basin in vanity unit with mixer taps and low level w/c, tiled walls and floor, double glazed obscure window to side, shaver point, wall mounted radiator.

Second Bedroom 13'5 x 12'4 (4.09m x 3.76m)

Cornice coving to ceiling, double glazed window to rear, fitted wardrobes, cupboards over bed and dressing table, carpet laid to floor.

Third Bedroom 10'8 x 10'2 (3.25m x 3.10m)

Double glazed window to rear, wall mounted radiator, cornice coving to ceiling, fitted wardrobes, wall mounted combination boiler.

Bathroom

Fitted with a four piece suite comprising of panel bath with mixer taps and shower over, wash hand basin with mixer taps, low level w/c and bidet with mixer taps, wall mounted radiator, heated towel rail, shaver point, partly tiled walls, spotlights to ceiling.

Rear Garden

Large un-overlooked rear garden commencing with slabbed patio area with remainder mainly laid to lawn, borders to all sides with established shrubbery, gated side access leading to front of property, outside tap and lighting, wooden shed.

Front Garden

Block paved allowing off street parking for two/three vehicles, low level brick wall to front, shingled area with shrubbery, gated access to side leading to rear garden.



Main Features

- Large Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Grand Entrance Hall
- Wide Rear Garden
- Off Street Parking For Multiple Vehicles

Entrance

Via double doors leading to porch, with windows surrounding.

Porch

Tiled flooring, solid wood door leading to...

Hallway

Cornice coving to ceiling, plate rack, carpeted stairs leading to first floor, feature double glazed window to side, wall mounted radiator, carpet laid to floor, brick built feature, doors to accommodation.

Dining Room 12'4 x 12'4 (3.76m x 3.76m)

Double glazed window to front and side, wall mounted radiator, original cast feature ceiling with rose around light, carpet laid to floor.

Lounge 15'6 x 15'5 (4.72m x 4.70m)

Cornice coving to ceiling, brick built fire place with inset for electric fire, wall mounted radiator, double glazed sliding patio doors leading to Utility room/lean to, carpet laid to floor,

Kitchen 12'4 x 10'2 (3.76m x 3.10m)

Fitted with matching wall and base units with complementary roll top work surface and matching large breakfast bar, tiled splash backs, inset four ring gas hob with extractor over, built in double oven, inset stainless steel sink and drainer with mixer taps, space and plumbing for dish washer, space for under counter fridge freezer

Utility Room/Lean To

Double doors leading to rear garden with windows either side, space and plumbing for washing machine and tumble dryer, space for fridge freezer, carpet laid to floor.

First Floor Landing

Loft access with ladder attached and lighting, the loft is also fully boarded, doors leading to accommodation, cornice coving to ceiling, carpet laid to floor.

Primary Bedroom 16'0 x 12'5 (4.88m x 3.78m)



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