



MANCHESTER DRIVE, LEIGH ON SEA  
**£425,000 FREEHOLD**

## **THREE BEDROOM SEMI DETACHED FAMILY HOME WITH A GOOD SIZE REAR GARDEN AND OFF- ROAD PARKING**

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## DESCRIPTION:

Winkworth is delighted to present this lovely three-bedroom semi-detached house in the desirable area of Leigh. Boasting comfortable living spaces, a large rear garden and off-street parking, this property offers an ideal family home.

Entrance door to entrance hall with door to all rooms and stairs to first floor.

Lounge: - 14'53 into bay x 11'50. Enjoy the comfort of the spacious lounge, illuminated by natural light streaming through the bay window. Sliding doors to: -

Dining Room: -11'87 x 10'62. The dining room provides a perfect setting for family meals and entertaining.

Modern Fitted Kitchen: - 11'82 x 6'32. Range of working surface with a range of fitted units, space for kitchen appliances and sink unit.

First Floor: - Window to side and doors to all rooms.

Bedroom: -14'40 x 11'35. Bay window to front. Generously sized double bedroom.

Bedroom: -11'96 x 10'46. Window to rear and fitted wardrobe.

Bedroom: - 6'84 x 5'75. Window to front. Ideal for use as a child's room, guest room, or home office.

Bathroom: - Obscure window to rear. Modern bathroom, featuring a three-piece suite with bath, low level wc and wash hand basin.

Loft Space: -15'96 x 11'24. The property includes a spacious loft, offering potential for storage or conversion into additional living space, subject to necessary permissions and fully boarded out, has lighting and plug sockets plus storage cupboards

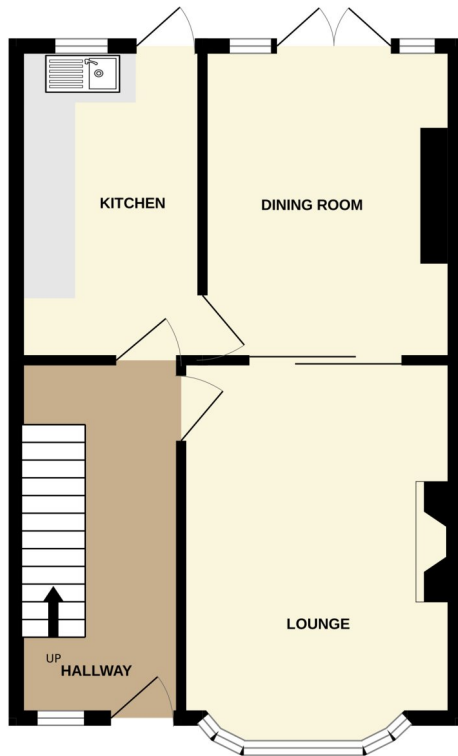
Large Rear Garden: -Step outside to the delightful large rear garden—a perfect retreat for relaxation and outdoor gatherings. Side access and a cabin at rear of the garden suitable for storage.

Off-Street Parking: Benefit from off-street parking via a shared drive, ensuring hassle-free parking for residents.

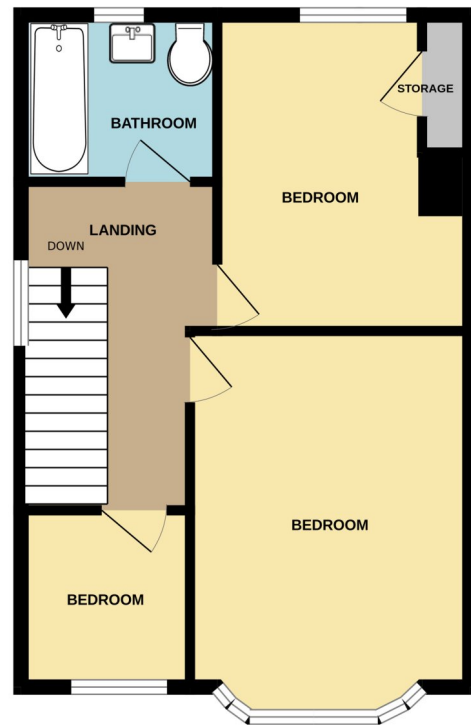




GROUND FLOOR



1ST FLOOR



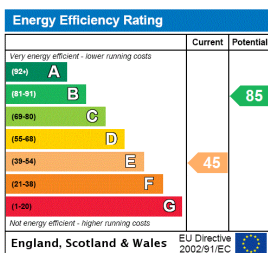
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Tenure:** Freehold

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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