

SCOTT &  
STAPLETON

CANVEY ROAD  
, SS9 2PA  
£350,000





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Scott & Stapleton are delighted to offer for sale this super self contained ground floor flat situated within the heart of the ever popular Marine Estate in easy walking distance of Leigh mainline railway station.

This fabulous property benefits from its own PRIVATE REAR GARDEN, OFF STREET PARKING & SINGLE GARAGE, plus spacious & well maintained accommodation including 2 double bedrooms, good size lounge/diner with direct access on to the garden & modern fitted kitchen & bathroom.

Ideally located for all transport links the property is within the popular West Leigh Schools catchment area & walking distance of Leigh Broadway.

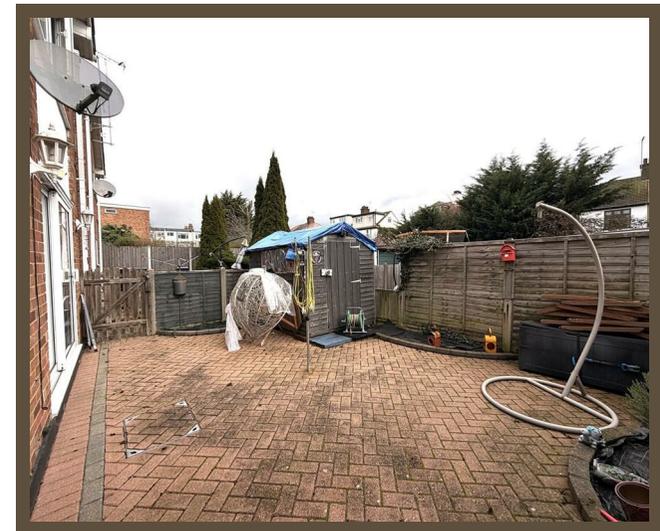
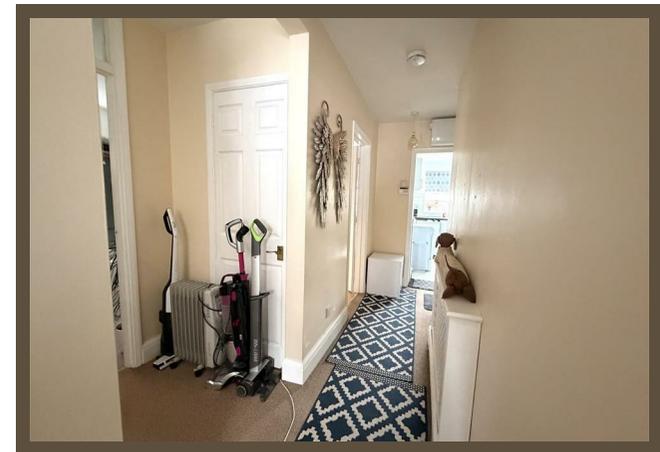
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## Accommodation comprises

Own personal entrance doors with glazed insets leading to:

### Entrance hall

Large L shaped entrance with built in storage cupboard, radiator in cover. Panelled doors to all rooms.

### Lounge/diner

4.7 x 3.6 (15'5" x 11'9")

Large, bright room with UPVC double glazed patio doors to rear giving direct access to the rear garden. Double radiator, dado rail.

### Kitchen

3.4 x 2.6 (11'1" x 8'6")

UPVC double glazed window to rear. Modern range of base & eye level units with drawer pack, integrated electric oven, separate gas hob & extractor fan. Spaces for washing machine, fridge & freezer. Roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, Wall mounted Vaillant boiler in matching cupboard, laminate flooring.

### Bedroom 1

3.6 x 3.3 (11'9" x 10'9")

UPVC double glazed window to front. Radiator.

### Bedroom 2

3 x 3 (9'10" x 9'10")

UPVC double glazed window to front. Radiator.

### Bathroom

2.1 x 1.9 (6'10" x 6'2")

Obscure UPVC double glazed window to side. Luxury suite comprising of large P shaped bath with mixer tap, separate shower over & glass screen, low level WC & was hand basin with mixer tap in vanity unit with cupboards below. Part tiled walls, heated towel rail.

## Rear garden

Direct access to private rear garden. Block paved, fully fenced, timber shed, outside tap.

## Parking facilities

Block paving to front providing off street parking for 1 car. Driveway to rear leading to single detached garage with up & over door to front.

