

SCOTT &
STAPLETON

BELFAIRS DRIVE
Leigh-On-Sea, SS9 3AA
£499,950





BELFAIRS DRIVE

£499,950

LEIGH-ON-SEA, SS9 3AA

Scott & Stapleton are delighted to offer for sale this good size semi detached character property realistically priced to take in to consideration the general updating & modernisation required.

This super property has 3 good size bedrooms, 2 reception rooms, lean to conservatory, fitted kitchen, bathroom & ground floor cloakroom.

There are also the added attractions of off street parking, a single garage & a delightful west backing garden.

Located in a highly desirable location the property is in close proximity of local shops, parks & schools and

Scott & Stapleton are delighted to offer for sale this good size semi detached character property realistically priced to take in to consideration the general updating & modernisation required.

This super property has 3 good size bedrooms, 2 reception rooms, lean to conservatory, fitted kitchen, bathroom & ground floor cloakroom.

There are also the added attractions of off street parking, a single garage & a delightful west backing garden.

Located in a highly desirable location the property is in close proximity of local shops, parks & schools and is in easy walking distance of Leigh station & Broadway.

A great opportunity for a buyer to add their own stamp to a charming character property in a sought after location.

Offered with vacant possession & no onward chain an early internal inspection is strongly advised.



Accommodation comprises

Obscure double glazed UPVC entrance door leading to entrance porch.

Entrance porch

Obscure double glazed UPVC windows to front & side. Original wooden door with obscure glazed inset leading to entrance hall.

Entrance hall

3.51m x 2.01m (11'6 x 6'7)
Obscure glazed window to front. Stairs to first floor with understairs storage cupboards, radiator, picture rail.

Lounge

4.01m x 3.48m (13'2 x 11'5)
UPVC double glazed lead light window to front. Fireplace with electric fire, 2 radiators, coved ceiling. Large square arch leading to dining room.

Dining room

5.33m x 2.95m (17'6 x 9'8)
Double glazed patio doors to rear in to lean to/conservatory. Fireplace, radiator, picture rail, coved ceiling.

Lean to/conservatory

3.28m x 1.37m (10'9 x 4'6)
UPVC double glazed door to garden. Full length windows to rear & side. Tiled floor.

Kitchen

3.89m x 2.51m (12'9 x 8'3)
Two UPVC double glazed windows to side. Range of base & eye level units, spaces for fridge/freezer & gas cooker, roll edge worktops with one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks. Part glazed door to rear to lean to/utility.

Lean to/utility

1.75m x 1.24m (5'9 x 4'1)
UPVC double glazed door to garden. UPVC double glazed windows to rear & side. Space for washing machine. Door to ground floor cloakroom.

Ground floor cloakroom

1.27m x 0.69m (4'2 x 2'3)
Obscure UPVC double glazed window to rear. Low level WC, part tiled walls.

First floor landing

Obscure UPVC double glazed window to side. Loft access, coved ceiling.

Bedroom 1

4.01m x 3.40m (13'2 x 11'2)
UPVC double glazed lead light window to front. Cast iron Victorian fireplace, radiator.

Bedroom 2

3.86m x 3.20m (12'8 x 10'6)
UPVC double glazed lead light window to rear. Cast iron Victorian fireplace, radiator, coved ceiling.

Bedroom 3

2.36m x 2.34m (7'9 x 7'8)
UPVC double glazed lead light window to rear. Radiator.

Shower room

2.06m x 1.45m (6'9 x 4'9)
Obscure UPVC double glazed window to side. Suite comprising of shower cubicle & wash hand basin in vanity unit with cupboard below. Heated towel rail, large airing cupboard housing Worcester combination boiler (not tested), extractor fan, ceiling spotlights.

Separate WC

2.21m x 0.71m (7'3 x 2'4)
Obscure UPVC double glazed windows to front & side. Low level WC, fully tiled walls, built in storage cupboard.

Externally

Front garden

the property is set well back from the road with hardstanding providing off street parking for 2 cars leading to the attached garage. Brick retaining wall to front boundary with flower beds.

Garage

5.23m x 2.13m increasing to 2.82m (17'2 x 7' increasing to 9'3)
Up & over door to front. Courtesy door & window to rear.

Rear garden

A delightful & sunny, west backing garden with patio to rear & side, remainder laid to lawn with mature trees, shrubs & flowers.

