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today on 01268 777400*



ASPIRE

ASPIRE
ESTATE AGENTS



Manchester Drive, Leigh-on-sea, Southend-on-sea, Guide price £350 000

Guide Price £350,000 - £375,000

Well-Located 3-Bedroom Terraced Home with Driveway & Garden – Just Minutes from Leigh Broadway & Station.

A fantastic opportunity to acquire this well-presented three-bedroom terraced house on Manchester Drive, ideally located within easy walking distance of Leigh Broadway, local schools, and Leigh-on-Sea station (C2C line).

This bright and spacious home benefits from off-street parking for two vehicles, a generous private garden, and a versatile layout ideal for modern living.

www.aspireestateagents.co.uk

Entrance Hall

9'3" x 5'9" (2.83 x 1.77)

Living Room

11'9" x 11'7" (3.59 x 3.55)

Kitchen

15'4" x 11'0" (4.68 x 3.36)

Shower Room

7'7" x 5'6" (2.32 x 1.68)

Landing

9'1" x 6'0" (2.78 x 1.83)

Bedroom One

11'9" x 10'11" (3.60 x 3.35)

Bedroom Two

11'9" x 9'6" (3.60 x 2.92)

Bedroom Three

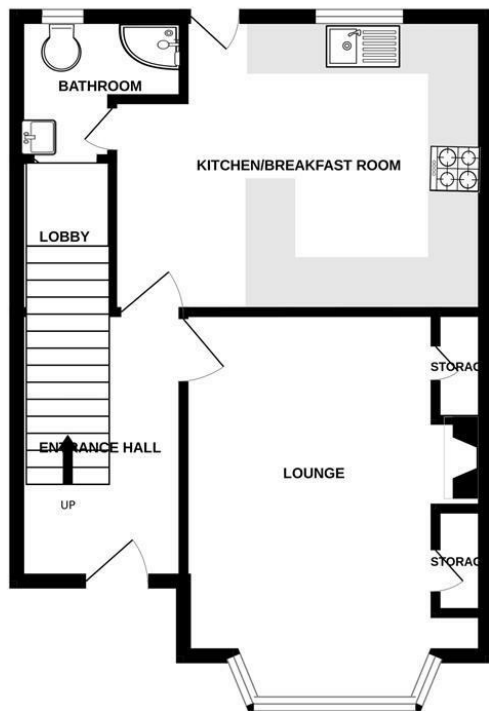
9'0" x 6'0" (2.75 x 1.83)

Bathroom

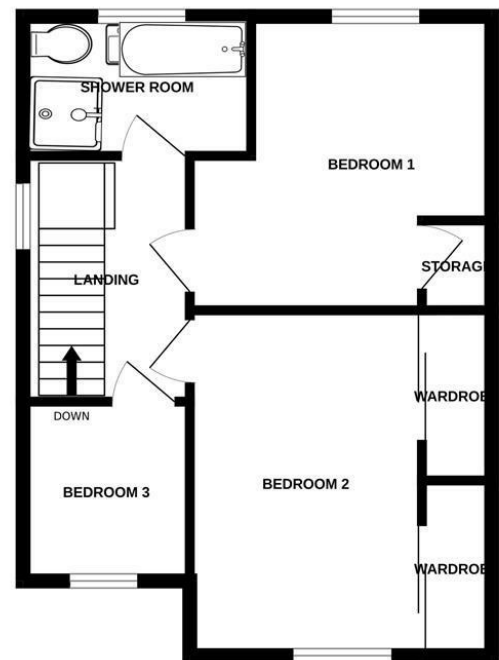
8'6" x 3'11" (2.61 x 1.20)

Rear Garden**Driveway**

GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



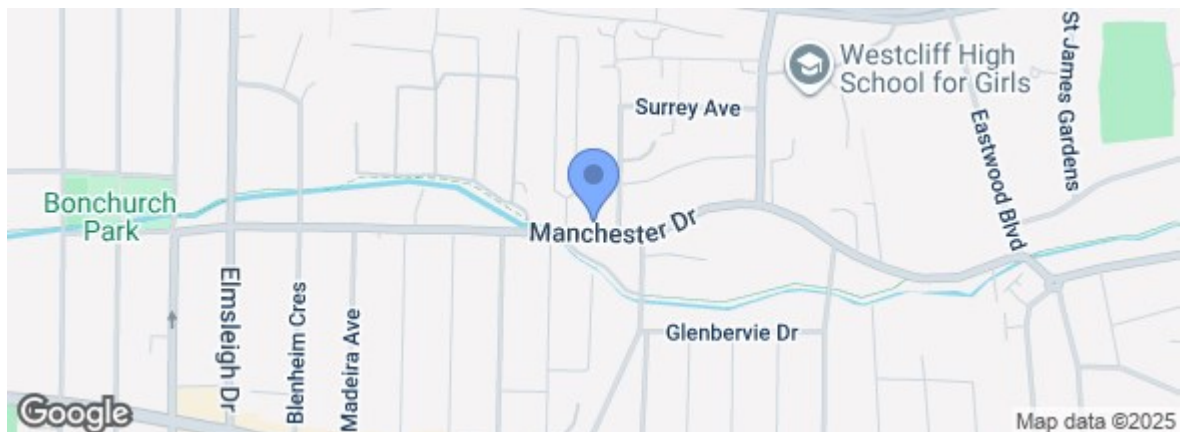
1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.