bear
Estate Agents

* £450,000- £480,000 * Located in the heart of sought-after Leigh-on-Sea, this charming two double bedroom semi-detached home on North Street offers a wonderful combination of character, style and convenience. The accommodation begins with a spacious bay-fronted lounge/diner, creating a bright and versatile living space ideal for both everyday life and entertaining. To the rear, the modern fitted kitchen is complemented by a separate utility room and downstairs WC, adding valuable practicality. Upstairs are two well-proportioned bedrooms and a contemporary family bathroom. The attractive rear garden has been designed with entertaining in mind, featuring a covered seating area that can be enjoyed throughout the seasons, together with a useful storage shed. Ideally positioned just a short stroll from the vibrant cafés, restaurants, boutiques and amenities of Leigh Broadway and Leigh Road, the property is perfectly placed to enjoy everything this thriving seaside town has to offer. It also falls within the catchment for the highly regarded Leigh North Street Primary School and Belfairs Academy, making it an excellent option for families. Combining character features with modern comforts in a prime location, this is a fantastic opportunity to acquire a home in one of Leigh-on-Sea's most desirable settings.

- Character semi-detached house
- Two bedrooms
- Through bay-fronted lounge diner
- Modern fully fitted kitchen with separate utility room
- Upstairs bathroom and downstairs WC
- Delightful rear garden with undercover seating area ideal for entertaining and a storage shed
- At the quiet end of a popular road
- Doorstep to Leigh Broadway and Leigh Road shopping facilities
- Short walk to Leigh Station and Leigh Old Town
- Leigh North Street and Belfairs Academy catchments

North Street

Leigh-on-Sea

£450,000

Price Guide

2 2 2 D

North Street

Frontage
Side access to the rear garden, shingled front garden with a tiled path to the front door giving access to:

Porch
3'0" x 2'0"
Smooth ceiling with a light, double glazed UPVC entrance door to the front, inset coconut rug, access to:

Entrance Hallway
Composite entrance door to the front, obscured double glazed window above, smooth ceiling with a pendant light, picture rails, two radiator with a radiator covers, original wooden floorboards, center carpeted stairs rising to the first floor landing with ample understairs storage, access to:

Lounge/Diner
24'5" x 11'2" > 8'8"
Lounge Area:
Double glazed bay windows to the front, smooth coved ceiling with a ceiling rose and a pendant light, built-in shelving, built-in base level units, feature fireplace with a tiled hearth, original wooden floorboards, radiator, open plan to:

Dining Area:
Smooth coved ceiling with a ceiling rose and a pendant light, feature fireplace opening with a tiled hearth, serving hatch to the kitchen, double radiator, double glazed window to the rear, original wooden floorboards.

Kitchen
8'11" x 8'10"
Smooth ceiling with inset spotlights, painted wooden kitchen comprising of; wall and base level units with a granite worktop, butler sink with draining grooves and a chrome mixer tap, space for a cooker with an extractor fan above, tiled splashbacks, drawers, display cabinet, door to the conservatory, tiled flooring, opening to:

Utility Room
6'2" x 5'10"
Smooth ceiling, double glazed window to the rear overlooking the garden, base level unit with a butler sink and inset draining grooves on the wooden worktop, tiled splashbacks, breakfast bar area, space for a washing machine, space for a tumble dryer, tiled flooring, door to:

Downstairs WC
5'10" x 2'11"
Obscured double glazed window to the side and rear, low-level WC, corner wall hung wash basin with a tiled splashback, radiator, tiled flooring.

Conservatory
7'4" x 5'2"
Double glazed windows to the side and rear overlooking the garden, double glazed door to the side leading out to the garden and side access, wall light, vinyl flooring.

First Floor Landing
Smooth ceiling, loft hatch, picture rails, radiator, storage cupboard, carpet.

Bedroom One
14'9" x 11'1"
Smooth ceiling, double glazed window to the front, double radiator, chimney breast feature, carpet.

Bedroom Two
10'10" x 8'7"
Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden, chimney breast feature, radiator, carpet.

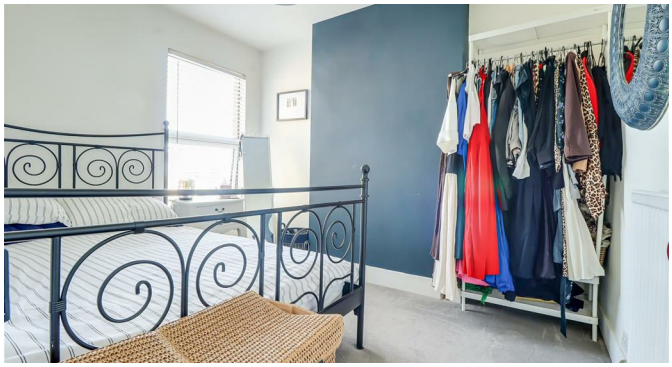
Family Bathroom
9'1" x 8'11"
Smooth ceiling, floor to ceiling storage cupboard housing a wall mounted Worcester boiler, vanity unit wash basin with a tiled splashback, chrome heated towel rail, low-level WC, P-shaped bath with a shower over, double radiator, lino flooring.

Rear Garden
Commences with patio with the remainder laid to lawn with an undercover seating area to the rear ideal for entertaining. Outside tap, large shed and wide side access to the front garden.

Agents Notes:
Council tax band: D

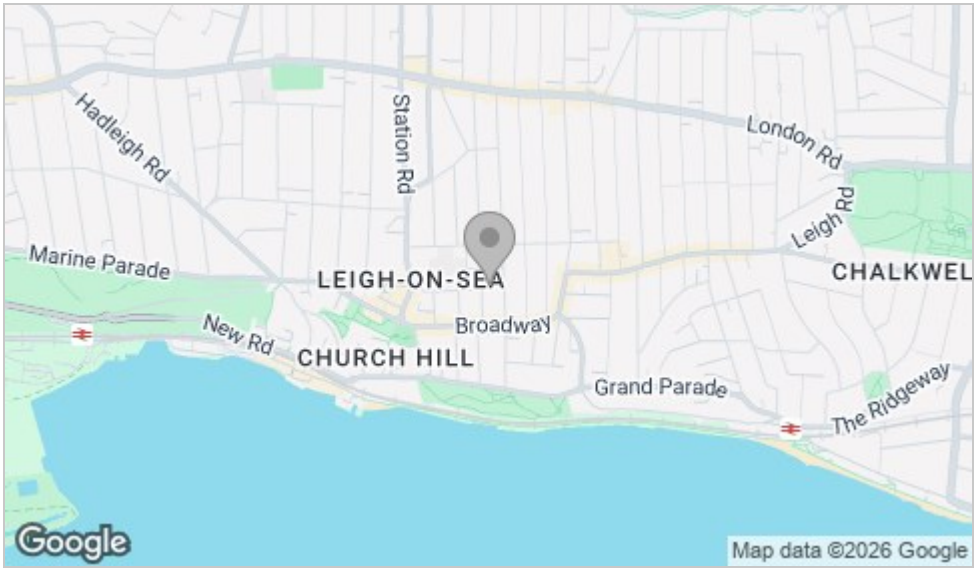
THE MUSIC SOUNDS BETTER WITH YOU

M&A

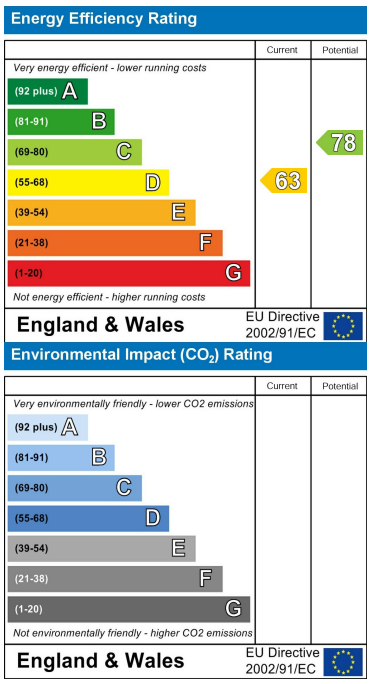


Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk http://www.bearestateagents.co.uk/