

**DEDMAN
GRAY**

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22 Leighton Avenue, Leigh-On-Sea



3 bed end of terrace house in sought-after area. Spacious living area & kitchen open plan to dining area. Utility room & ground floor cloakroom. 3 well-proportioned bedrooms & 4pc bathroom/wc. Great location near shops & restaurants. 1 mile from Leigh station. Needs modernisation. Ideal for buy to let investors. Small rear garden. No chain. Excellent opportunity.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- End terraced house
- Three bedrooms
- Kitchen with open plan to Dining area
- Utility Room/Ground floor cloakroom
- 4 piece bathroom/wc
- Stone's throw from shops & restaurants in Leigh Broadway
- One mile from Leigh railway station
- In need of modernisation
- No onward chain

Entrance Hall

Stairs to first floor, radiator, coving to textured ceiling.

Lounge

17' 8" x 12' 2" (5.38m x 3.71m)

max and into bay. Window to front, picture rail, radiator.

Kitchen

14' 1" x 9' 3" (4.29m x 2.82m)

Stainless steel sink unit with mixer taps inset to worktop, recess for kitchen appliances, coving to smooth plastered ceiling, back door giving access to the garden and open plan arch to:

Dining Area

13' 4" x 8' 4" (4.06m x 2.54m)

Double glazed window to rear, radiator, smooth plastered ceiling.

Utility Room/Ground Floor Cloakroom

8' 6" x 4' 7" (2.59m x 1.40m)

First Floor Landing

Smooth plastered ceiling, radiator.

Bedroom 1

17' 9" x 12' 2" (5.41m x 3.71m)

Max and into Bay. Window to front, radiator, picture rail, feature fireplace.

Bedroom 2

13' 6" x 8' 4" (4.11m x 2.54m)

Double glazed window to rear, radiator, ornate coving.

Bedroom 3

7' 5" x 5' 7" (2.26m x 1.70m)

Bathroom

9' 4" x 9' 3" (2.84m x 2.82m)

Max. Window to rear, panelled bath, vanity wash hand basin with mixer taps, low flush wc, fully tiled, separate shower cubicle with rainfall shower over, smooth plastered ceiling, extractor fan, radiator.





GARDEN

Compact rear garden.



