



8 Church View Close

Widnes, WA8 5AA



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Asking Price £525,000

This immaculate, stunning DETACHED FAMILY HOME offers FOUR SUBSTANTIAL BEDROOMS and is located in an exclusive, small gated development of just thirteen properties. Built to the HUDSON DESIGN by PRINGLE HOMES, this property is in the highly sought after FARNWORTH location. Property has been very well maintained and benefits from two reception rooms, OPEN PLAN kitchen & living space. MASTER BEDROOM with En-suite. Externally to the rear is a private enclosed garden, DETACHED garage. To the front aspect, there is a driveway providing extensive parking for several vehicles. EARLY Viewing is HIGHLY recommended.





Ground Floor

Entrance Hall

Entered via composite door, Composite window, spacious hallway, tiled flooring. Two ceiling lights, 1 x Radiator. Doors leading to lounge, reception room, kitchen/dining room, Study, cloakroom, stairs leading to first floor.

Study

2.51m x 1.98m (8' 3" x 6' 6") UPVC double glazed window, 1 x Ceiling light point, 1 x Radiator, Laminate to floor.

Cloak Room

Low level W.C, Wall mounted Wash hand Basin, 1 x ceiling light point, 1 x Radiator, Tiles to flooring.

Lounge

6.58m x 3.55m (21' 7" x 11' 8") UPVC double glazed Bay window, 6 x ceiling Spot lights, 1 x Radiator, Log effect Electric Fire in feature surround.

Kitchen / Dining & Family Area

KITCHEN: - 7.80m x 3.88m (25' 7" x 12' 9") UPVC double glazed window, 5 x Spot Lights, Tiles to floor.

Kitchen Comprises: Range of wall & base units, High level Stainless Steel Oven, Stainless Steel five ring hob & extractor canopy, 1 1/2 bowl Stainless Steel sink with mixer tap, integrated dishwasher.

Family / Dining Room

FAMILY & DINING AREA:- UPVC double glazed window & UPVC double glazed French Doors to rear Garden. 1 x ceiling light, 4 x spot lights, 1 x radiator, Door to Utility Room.

Utility Room

UPVC double glazed door to Garden, Tiles to floor, 1 x light point, work top with Stainless Steel sink with mixer tap, Plumbing and space for Washing Machine & Tumble Dryer.

First Floor

Stairs & Landing

UPVC double glazed window, carpet to floor, 2 x Light point, Storage cupboard, doors to four Bedrooms and Family Bathroom.



Bedroom One

4.28m x 3.55m (14' 1" x 11' 8") UPVC double glazed window, carpet to floor, 4 x lights, 1 x radiator, range of fitted wardrobes and drawers, door to en-suite.

En-suite

2.54m x 1.16m (8' 4" x 3' 10") UPVC double glazed window, tiles to flooring and walls, 2 x lights. Shower cubicle with chrome mixer shower, heated chrome towel rail. Wall hung vanity wash basin, Low level W.C.

Bedroom Two

4.34m x 2.60m (14' 3" x 8' 6") UPVC double glazed window, carpet to floor, 1 x ceiling light, Range of fitted wardrobes.

Bedroom Three

3.59m x 2.59m (11' 9" x 8' 6") UPVC double glazed window, carpet to floor, 1 x ceiling light, 1 x Radiator.

Bedroom Four

3.95m x 1.98m (13' 0" x 6' 6") UPVC double glazed window, Carpet to floor, 1 x ceiling light, 1 x Radiator, Range of fitted wardrobes.

Family Bathroom

2.30m x 2.27m (7' 7" x 7' 5") UPVC double glazed window, Tiles to flooring and walls, 4 x ceiling spot lights, heated Chrome Towel rail, White Bathroom Suite comprising of: Bath with Panel, Shower Cubicle with Chrome mixer shower, wall mounted vanity wash hand basin, low level W.C.

External

Front Garden

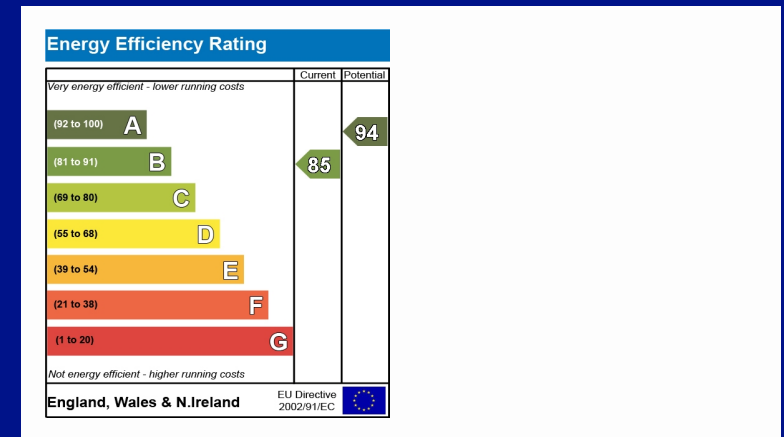
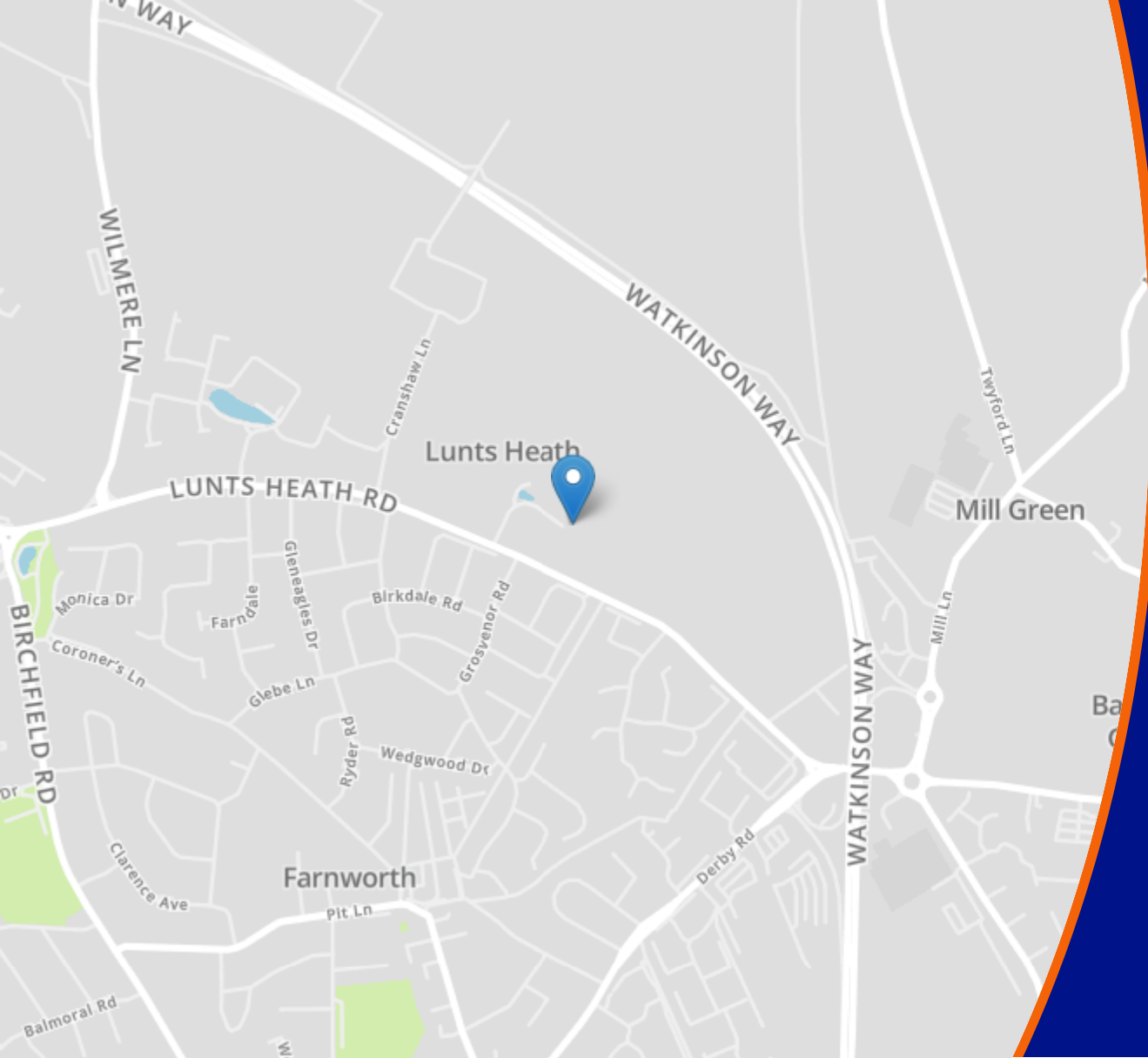
Partially laid to Lawn to front aspect with decorative bedded area. Driveway offering off road parking for multiple vehicles and leading to rear Garage.

Rear Garden

Bounded by wooden fence and planted borders, mainly laid to lawn. Flagged patio area. Well presented and not overlooked.

Detached Garage

Up & Over door with full electrics and lighting.



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