



6 Lea Cross Grove

Widnes, WA8 4FG



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Asking Price £270,000

Offered to market with **NO ONWARD CHAIN**, this **THREE BEDROOM DETACHED BUNGALOW**, located on popular **PARKLANDS** development. Benefitting from **UPVC double-glazing**, **gas central heating**, **integral garage**, **enclosed rear garden**. Close to local amenities, shops, schools, **CRANTON VILLAGE**, major road and railway networks. Viewing by appointment only.





Ground Floor

Entrance Hall

Entered via UPVC door, ceiling lights, carpet to flooring, radiator, two storage cupboards, doors leading to lounge, kitchen, all bedrooms, bathroom and utility room.

Lounge

4.84m x 3.97m (15' 11" x 13' 0")

Dual aspect UPVC double-glazed windows, coved and textured ceiling, ceiling light, dual wall lights, radiator, feature fire surround with matching inset, inset electric pebble effect fire, archway leading to dining area.

Dining Room

3.21m x 2.77m (10' 6" x 9' 1")

Side aspect UPVC double-glazed window, coved and textured ceiling, ceiling light, carpet to flooring, radiator.

Kitchen

3.51m x 2.67m (11' 6" x 8' 9")

UPVC double-glazed window, textured ceiling, ceiling light, tiles to flooring, radiator. Kitchen comprises of a range of wall and base units with work surface over, composite 1½ bowl sink and drainer with mixer tap, ceramic gas hob with integral extractor fan, high level electric double oven, spaces for dishwasher, refrigerator and freezer.

Utility Room

2.35m x 1.44m (7' 9" x 4' 9")

Bedroom One

4.07m x 3.69m (13' 4" x 12' 1")

UPVC double-glazed window, textured ceiling, ceiling light, carpet to flooring, radiator. Fitted with a range of wardrobes, dressing table and over head storage. Door leading to en-suite.

En-Suite

Ceiling light, tiles to flooring, radiator. En-suite comprises of a three piece suite, low level WC, pedestal wash hand basin, shower cubicle with wall mounted electric shower.

Bedroom Two

3.43m x 3.09m (11' 3" x 10' 2")

UPVC double-glazed window, textured ceiling, ceiling light, carpet to flooring, radiator, fitted with a range of wardrobes and over head storage.

Bedroom Three

3.09m x 2.31m (10' 2" x 7' 7")

Rear aspect UPVC double-glazed French doors leading to rear garden, textured ceiling, ceiling light, laminate to flooring, radiator.

Bathroom

UPVC double-glazed obscured window, ceiling light, fully tiled walls and flooring, radiator. Bathroom comprises of a three piece suite, low level WC, pedestal wash hand basin with chrome taps, enclosed double shower cubicle with folding doors, wall mounted electric shower.

External

Front Garden

Proving off road parking laid to tarmac, leading to garage, mature planted and shingle borders and shrubs. Gated access leading to rear garden.

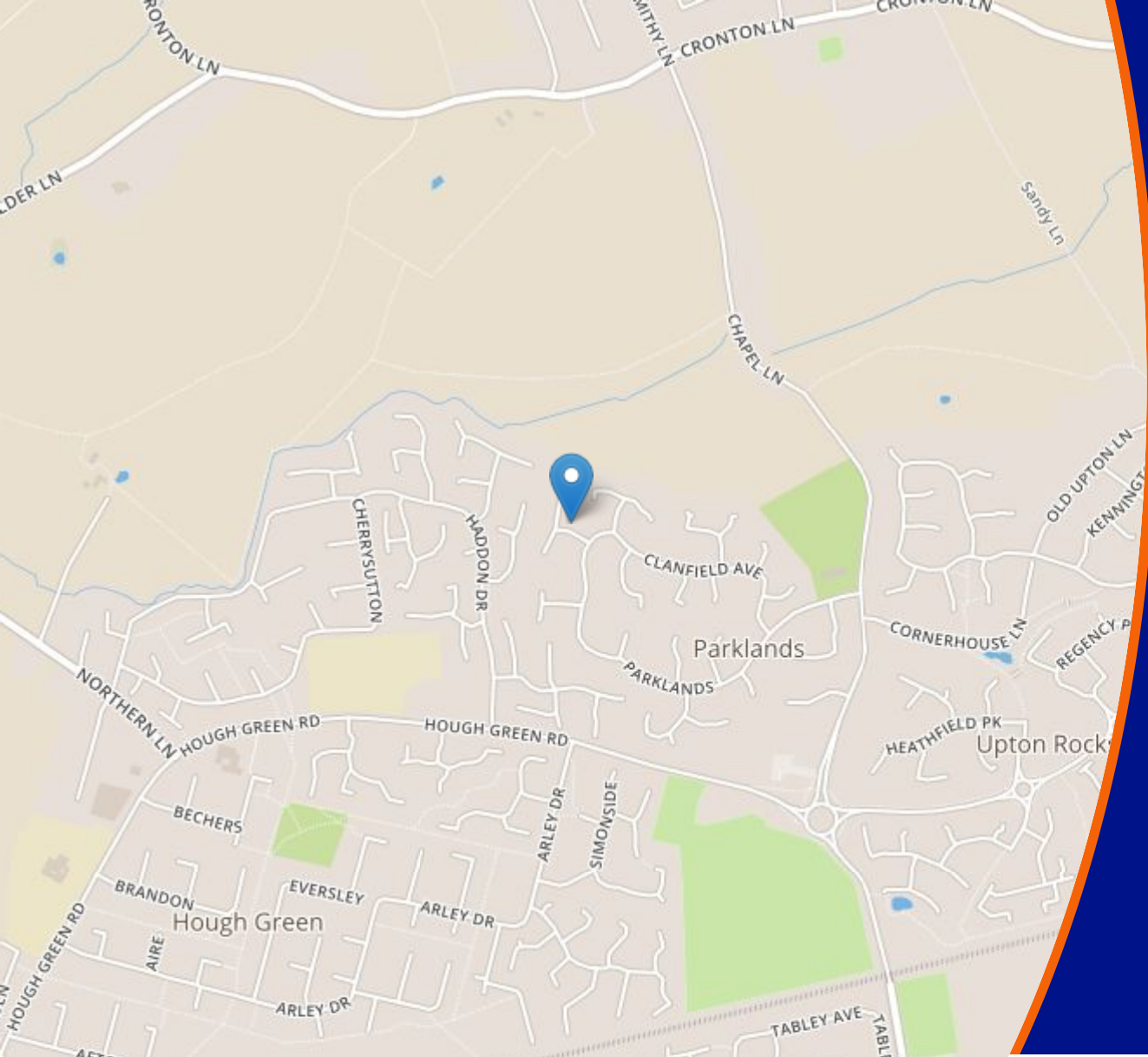
Rear Garden

Bound by wood panel fencing, laid to lawn with mature planted borders and shrubs, paved patio area.

Integral Garage

Metal up and over door, full mains power and lighting.

AWAITING EPC



Myler & Co

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