

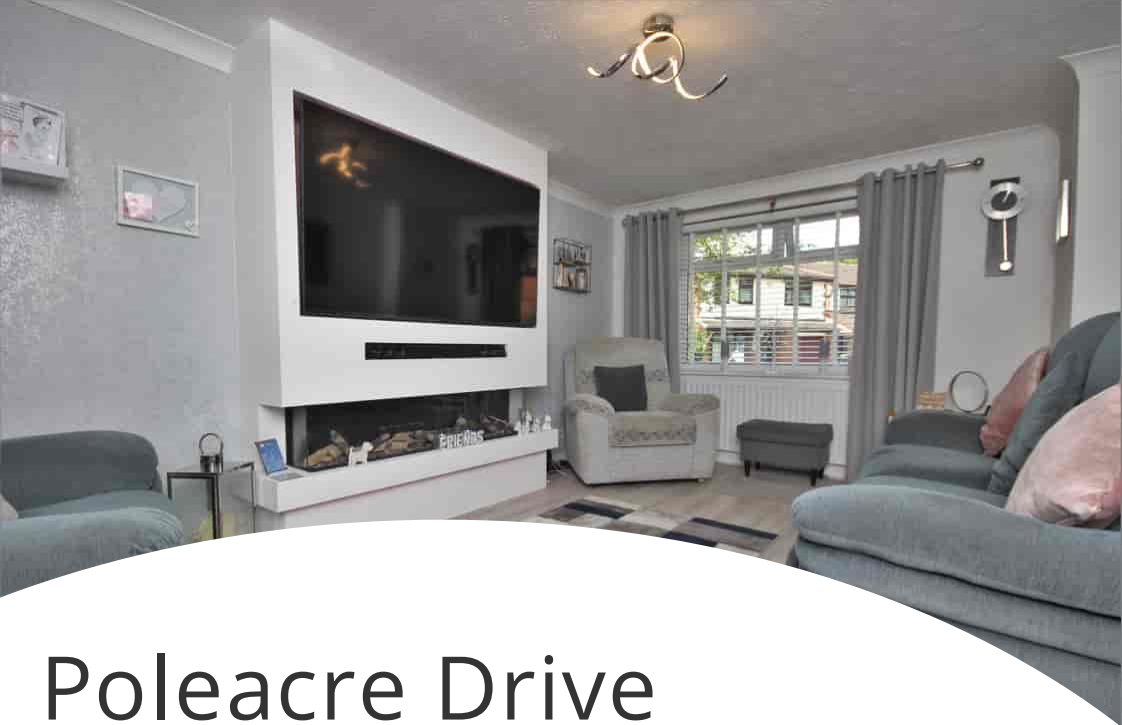


12 Poleacre Drive

Widnes, WA8 9ZY



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Poleacre Drive

Widnes, WA8 9ZY

ASKING PRICE £287,000

Offered to market this **THREE BEDROOM DETACHED FAMILY HOME**, Located on popular **UPTON ROCKS** area, the property benefits from **UPVC double-glazing**, **gas central heating**, **OFF ROAD PARKING**, **ENSUITE TO MASTER BEDROOM**, close to local amenities, shops, schools including **ORMISTON CHADWICK ACADEMY**, major road and railway networks, viewing is **HIGHLY** recommended.





Ground Floor

Entrance Hall

Entered via Composite door, ceiling light, laminate to flooring, radiator, stairs leading to first floor, doors leading to cloakroom and lounge.

Cloakroom

Front aspect UPVC double-glazed obscured window, ceiling light, tiles to flooring, radiator, cloakroom comprises of a two piece suite, low level WC, vanity styled unit housing hand basin.

Lounge

4.73m x 3.37m (15' 6" x 11' 1")

Front aspect UPVC double-glazed window, ceiling light, coving to ceiling, laminate to flooring, radiator, Media wall incorporating a remote controlled electric log fire, archway leading to dining area.

Dining Room

3.44m x 2.59m (11' 3" x 8' 6")

Rear aspect UPVC double-glazed French door leading to rear garden, ceiling light, coving to ceiling, laminate to flooring, radiator, door leading to kitchen and UPVC double-glazed French door leading to conservatory.

Conservatory

All around aspect UPVC double-glazed windows, side aspect UPVC double-glazed French door leading to rear garden, recessed ceiling lights, laminate to flooring.

Kitchen

3.28m x 2.57m (10' 9" x 8' 5")

Rear aspect UPVC double-glazed window, side aspect UPVC double-glazed door leading to side of property, kitchen comprises of a range of wall and base units with work surface over, tiled splashback, stainless steel 1½ bowl sink and drainer, space for RANGE style 5 ring gas cooker with extractor hood over, space and plumbing for a washing machine and dishwasher, space for AMERICAN styled fridge/freezer.

First Floor

Stairs & Landing

Side aspect UPVC double-glazed window, ceiling light, carpet to flooring, doors leading to all three bedrooms and family bathroom.

Bedroom One

3.84m x 3.50m (12' 7" x 11' 6")

Front aspect UPVC double-glazed window, ceiling fan light, carpet to flooring, radiator, door leading to en-suite.

En-Suite

UPVC double-glazed obscured window, ceiling light, tiles to flooring, chrome heated towel rail, concealed cistern WC incorporated in vanity styled unit housing wash hand basin with chrome mixer tap, enclosed shower cubicle with thermostatic controlled mixer shower.

Bedroom Two

Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Three

Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Family Bathroom

UPVC double-glazed obscured window, recessed ceiling light, laminate to flooring, chrome heated towel rail, pedestal wash hand basin, panel-enclosed bath, wall mounted thermostatic controlled mixer shower, shower screen, fully tiled walls.

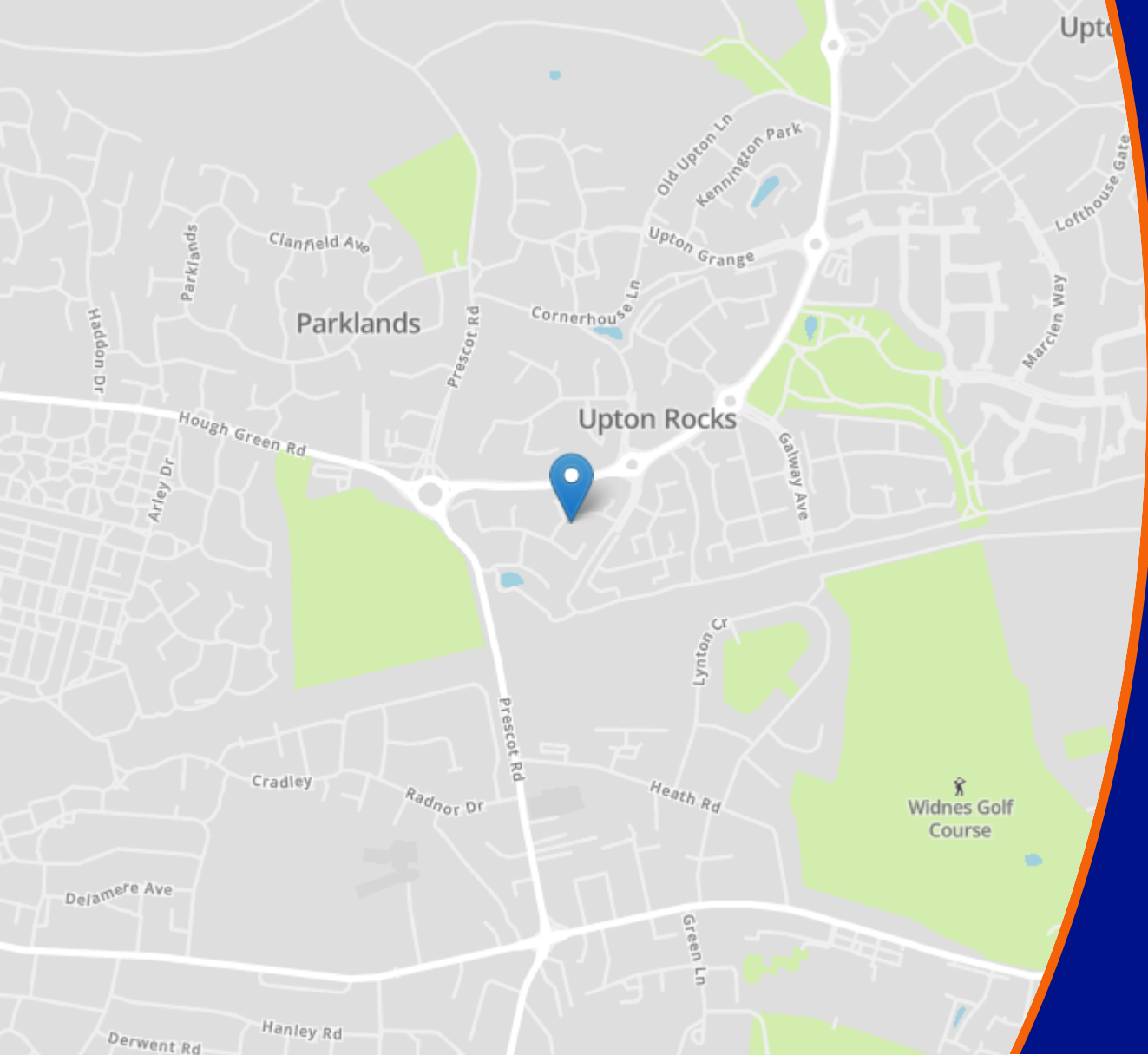
External

Front

Well maintained open plan garden offering off road parking, laid to lawn with mature planted borders, gated access leading to rear garden.

Rear

Bound by wood panel fencing, laid to lawn with paved patio area providing seating area, shed currenting used as a fully equipped bar and shed.



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