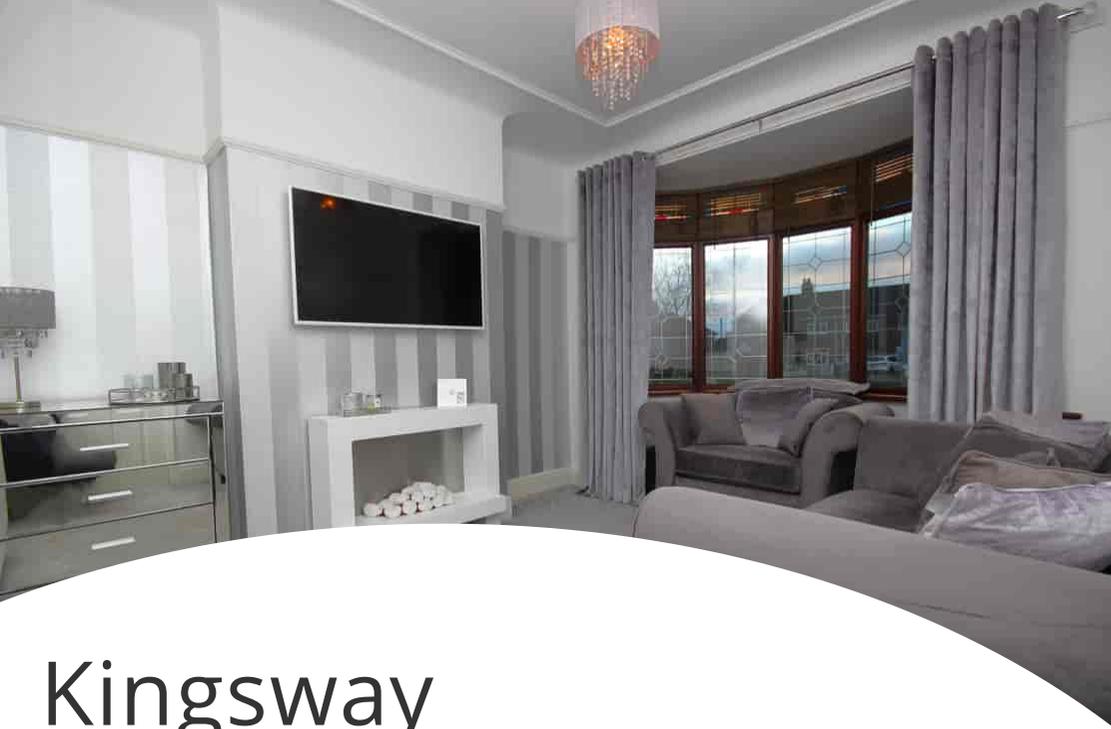




152 Kingsway  
Widnes, WA8 7QR

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# Kingsway

Widnes, WA8 7QR

ASKING PRICE £290,000

Offered to market this **THREE BEDROOM EXTENDED SEMI DETACHED FAMILY HOME**. Prime location and central to Widnes Town Centre and walking distance to **VICTORIA PARK**, close to local amenities, **ACADEMY'S**, **PRIMARY SCHOOLS**, **WIDNES NORTH** railway station. Benefitting from partial UPVC double-glazing & gas central heating, **OFF ROAD PARKING**, this is an ideal **FIRST** or **SECOND** family home, **VIEWING** is **HIGHLY** recommended





#### Ground Floor

##### Porch

Entered via UPVC double-glazed door, tiles to flooring, two glazed units, UPVC double-glazed door leading to entrance hall.

##### Entrance Hall

Ceiling light, carpet to flooring, radiator, doors leading to lounge, family room & kitchen, storage cupboard, stairs leading to first floor.

##### Lounge

4.36m x 3.33m (14' 4" x 10' 11")

Front aspect double-glazed bay window, ceiling light, radiator, pebble effect electric fire.

##### Kitchen/Dining Area/Family Room

6.42m x 5.56m (21' 1" x 18' 3")

##### Kitchen Area

UPVC double-glazed window, recessed ceiling lights, double-glazed Velux styled window, kitchen comprises of a range of wall and base units with work surface over, composite sink with mixer tap, stainless steel double oven, gas hob with extractor hood over, integral freezer, space for a dishwasher, door leading to utility room.

##### Dining Area

UPVC double-glazed French doors leading to garden, laminate to flooring, radiator.

##### Family Room

Ceiling light, laminate to flooring, radiator, electric log effect remote control fire.

##### Utility Room

2.56m x 2.43m (8' 5" x 8' 0")

UPVC double-glazed door leading to garden, ceiling light, laminate to flooring, radiator, space and plumbing for a washer & dryer, doors leading to cloakroom and office.

##### Cloakroom

UPVC double-glazed window, ceiling light, laminate to flooring, radiator, two piece suite comprising of a low level WC, wall mounted basin.

#### Office/Playroom

2.40m x 2.40m (7' 10" x 7' 10")

UPVC double-glazed window, ceiling light, laminate to flooring, radiator.

#### First Floor

##### Stairs & Landing

Side aspect window, ceiling light, carpet to flooring, doors leading to all three bedrooms and bathroom.

##### Bedroom One

4.20m x 3.36m (13' 9" x 11' 0")

Front aspect UPVC double-glazed bay window, recessed ceiling lights, carpet to flooring, radiator.

##### Bedroom Two

4.40m x 3.38m (14' 5" x 11' 1")

Rear aspect UPVC double-glazed window, recessed ceiling lights, radiator.

##### Bedroom Three

2.33m x 2.10m (7' 8" x 6' 11")

Front aspect window, ceiling light, laminate to flooring, radiator.

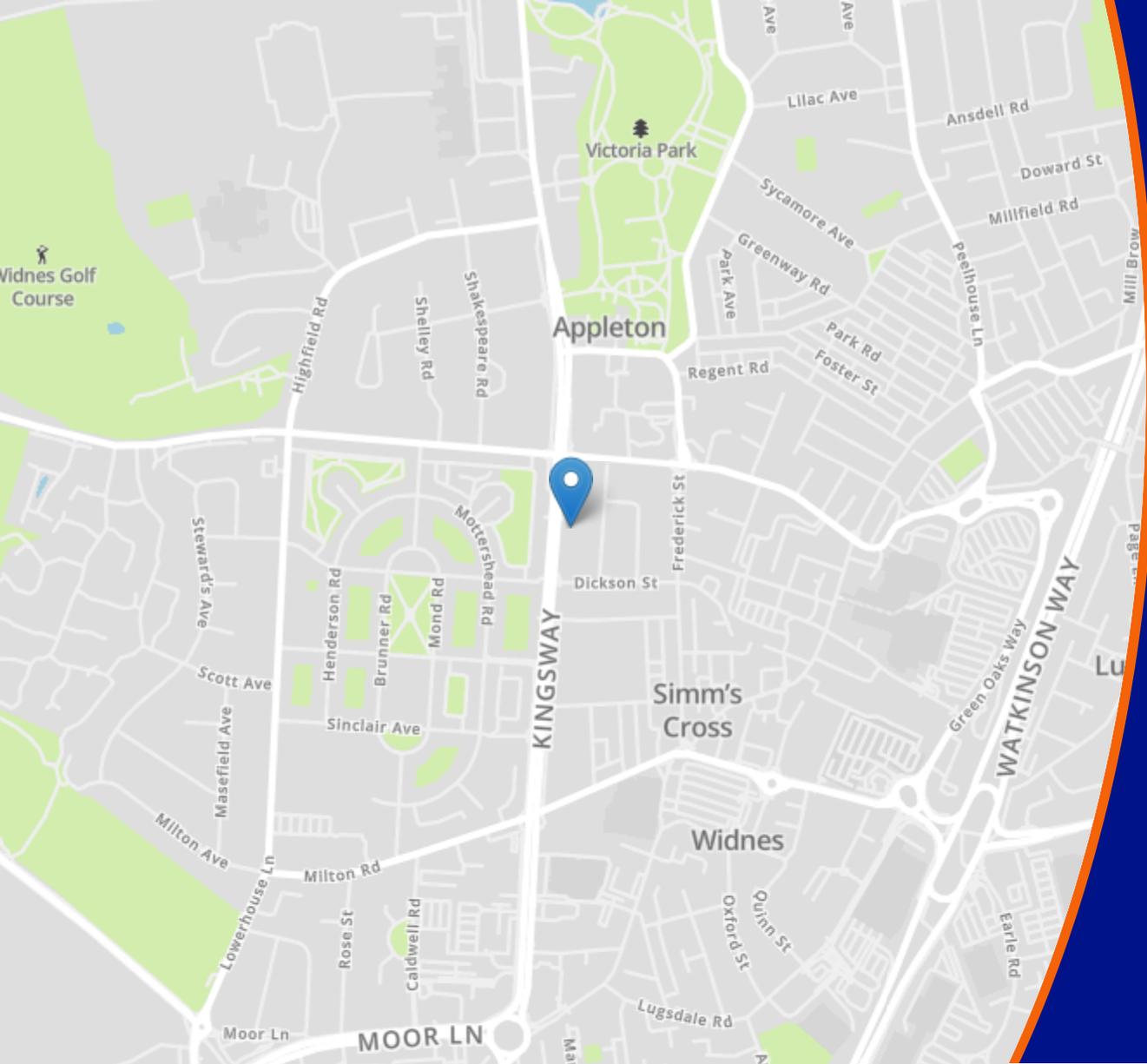
#### Bathroom

UPVC double-glazed obscured window, recessed ceiling lights, tiles to flooring with under floor heating, radiator, bathroom comprises of a three piece suite, double shower cubicle with chrome mixer shower, pedestal wash hand basin housed in a vanity styled unit, low level WC.

#### External

##### Front

##### Rear



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