



# 9 Lower House Lane

Widnes, WA8 7BG



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Widnes, WA8 7BG

Asking Price £199,950

Offered to market with NO ONWARD CHAIN this THREE BEDROOM MID TERRACE PROPERTY. Benefitting from TWO RECEPTION ROOMS, CONSERVATORY & OFF ROAD PARKING, UPVC double-glazing and gas central heating. Located in popular residential area of Widnes, close to local amenities shops, schools, including WADE DEACON ACADEMY & SAINTS PETER & PAUL COLLEGE, major road including MERSEY GATEWAY and both North Widnes and Runcorn railway stations. Ideal FIRST TIME HOME OR SECOND HOME opportunity. Viewing Highly recommended, CONTACT Mylers to arrange a viewing.





#### Ground Floor

##### Porch

Entered via UPVC double-glazed sliding patio door, ceiling light, tiles to flooring, UPVC double-glazed door leading to entrance hall.

##### Entrance Hall

Entered via UPVC double-glazed door, ceiling light, picture rail and coving to ceiling, solid wooden flooring, radiator, doors leading to lounge & kitchen, stairs to first floor.

##### Dining Room

4.05m x 3.22m (13' 3" x 10' 7")

Front aspect UPVC double-glazed bay window, ceiling light, decorative coving to ceiling, solid wooden flooring, radiator, double sliding doors leading to lounge, marble effect feature fire surround with matching inset and hearth, coal-effect gas fire.

##### Lounge

5.20m x 3.17m (17' 1" x 10' 5")

Rear aspect UPVC double-glazed sliding patio door leading to conservatory, two ceiling lights, decorative coving to ceiling, solid wooden flooring, radiator. Feature fire surround with matching marble inset and hearth, coal effect gas fire.

##### Conservatory

03.86m x 2.79m (12' 8" x 9' 2")

Built of brick construction with all around aspect UPVC double-glazed windows, French doors leading to rear garden. Laminate to flooring, ceiling fan light, radiator.

##### Kitchen/Breakfast Room

6.05m x 2.52m (19' 10" x 8' 3")

###### Kitchen Area

Rear aspect UPVC double-glazed window, ceiling light, tiles to flooring, radiator. Kitchen comprises of a range of wall and base units with work surface over, tiled splashback, stainless steel sink and drainer with chrome mixer tap, stainless steel gas hob with intergral extractor hood over, space and plumbing for a washing machine.

###### Breakfast Area

Breakfast bar with tiled splashback, space for full height fridge/freezer.



#### First Floor

##### Stairs & Landing

Ceiling light, carpet to flooring, doors leading to three bedrooms and bathroom.

##### Bedroom One

3.62m x 3.04m (11' 11" x 10' 0")

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

##### Bedroom Two

4.06m x 3.04m (13' 4" x 10' 0")

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

##### Bedroom Three

3.09m x 2.16m (10' 2" x 7' 1")

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

##### Bathroom

UPVC double-glazed obscured window, ceiling light, vinyl to flooring. Bathroom comprises of a FOUR piece suite, low level WC, pedestal wash hand basin with chrome taps, panel-enclosed bath with chrome taps, full-tiled walls, enclosed double shower cubicle with folding shower door, thermostatic mixer shower.

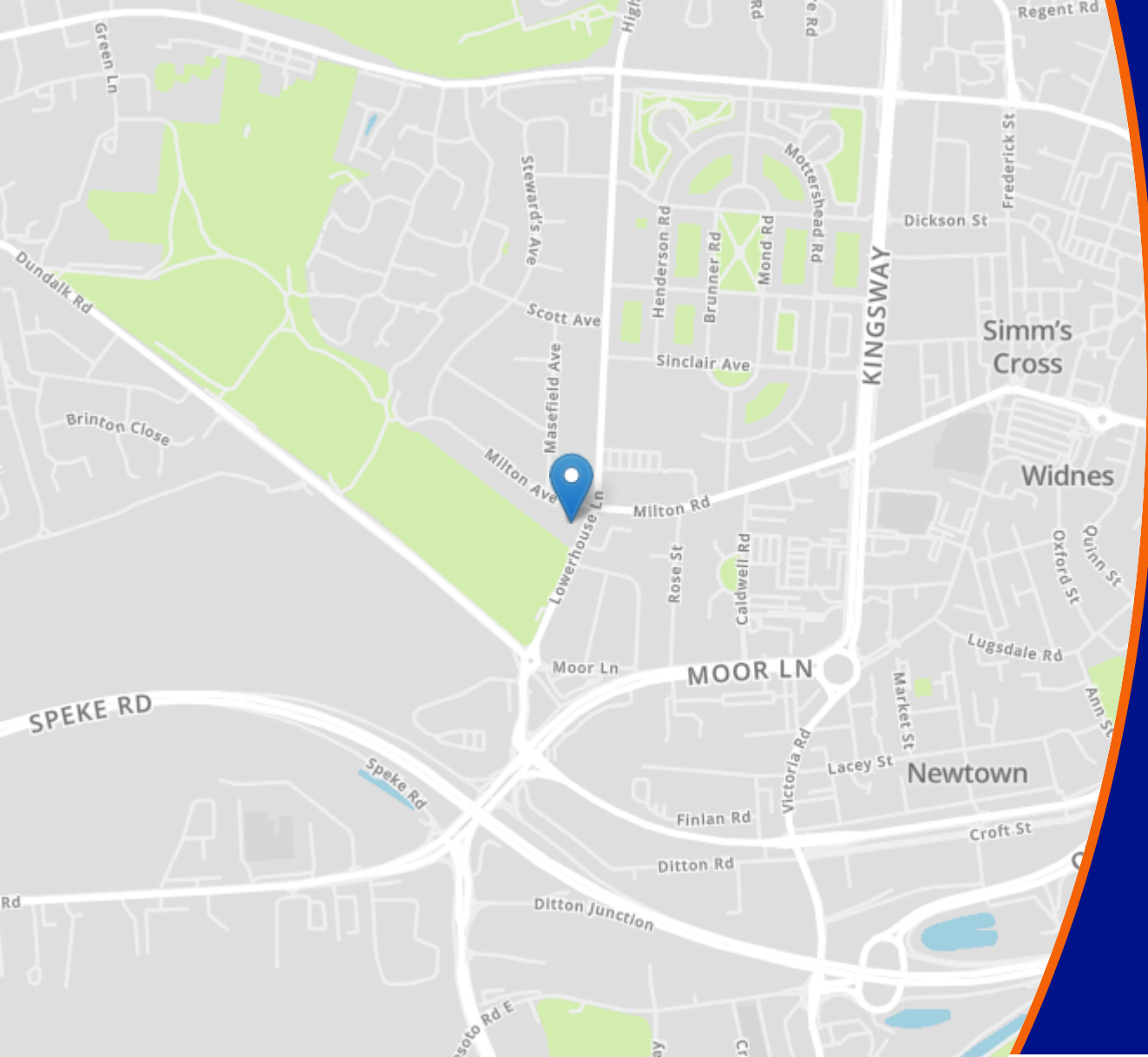
##### External

###### Front Garden

Bound by brick wall, wood panel fencing, and mature hedges, access by wrought iron fencing, off road parking laid to block paving, wrought iron gate leading to shared alley.

###### Rear Garden

Bound by wood panel fencing, patio area laid to block paving, gated access to enclosed garden laid to lawn with mature planted borders, wooden shed.



Myler & Co

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