



128 Leigh Avenue

Widnes, WA8 7JG



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Leigh Avenue

Widnes, WA8 7JG

Offers Over £270,000

NEW to the market this **THREE BEDROOM** detached property. Situated within close proximity to **WIDNES TOWN CENTRE** and **SCHOOL** catchment area. This property has great potential and would make an **IDEAL FAMILY HOME**, benefits from spacious rear garden, **OFF ROAD PARKING**, two reception rooms and gas central heating. Viewings advised.





First Floor

Porch

UPVC Double glazed window and double doors, door to hall, tiled floor.

Entrance Hall

Light to ceiling, radiator, stairs to first floor, doors to dining room and kitchen, laminate to floor.

Lounge

4.21m x 3.66m (13' 10" x 12' 0")
UPVC Double glazed french doors, light to ceiling, radiator, coal effect electric fire, carpet to floor.

Dining Room

3.56m x 3.65m (11' 8" x 12' 0")
UPVC Double glazed bay window, light to ceiling, radiator, carpet to floor.

Kitchen//Breakfast

5.10m x 5.64m (16' 9" x 18' 6")
UPVC Double glazed windows, lights to ceiling, radiator, under stairs storage, door to garden, laminate to floor.

Kitchen

Kitchen comprises a range of wall and base units, stainless steel sink and mixer, gas cooker, space for fridge freezer and washer, doors to family room and WC.

Family Room

4.91m x 2.32m (16' 1" x 7' 7")
Two UPVC Double glazed windows, lights to ceiling, radiator, carpet to floor.

WC

Wood double glazed window, light to ceiling, radiator, wash hand basin and pedestal, low level WC, tiled floor.



First Floor

Stairs and Landing

UPVC Double glazed window, light to ceiling, doors to three bedrooms and bathroom, carpet to floor.

Bedroom One

3.75m x 3.30m (12' 4" x 10' 10")
UPVC Double glazed bay window, light to ceiling, radiator, built in wardrobes, carpet to floor.

Bedroom Two

3.2m x 3.21m (10' 6" x 10' 6")
UPVC Double glazed window, light to ceiling, radiator, carpet to floor.

Bedroom Three

2.97m x 2.71m (9' 9" x 8' 11")
UPVC Double glazed window, light to ceiling, radiator, carpet to floor.

Bathroom

Two Wood double glazed windows, light to ceiling, radiator, bath with bath shower mixer taps, wash hand basin and pedestal, low level WC, laminate to floor.

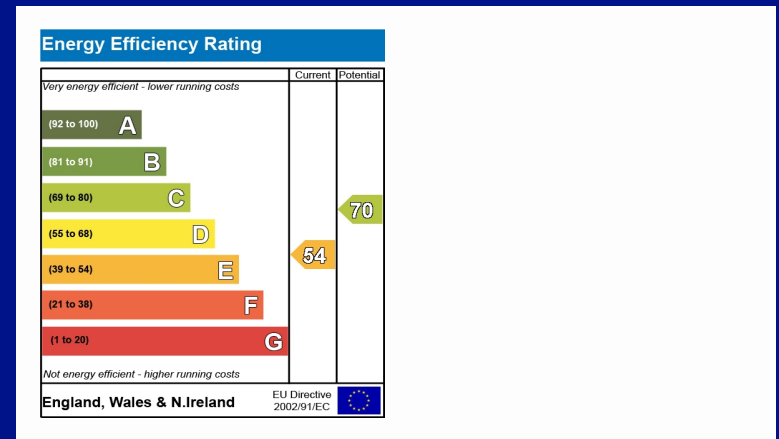
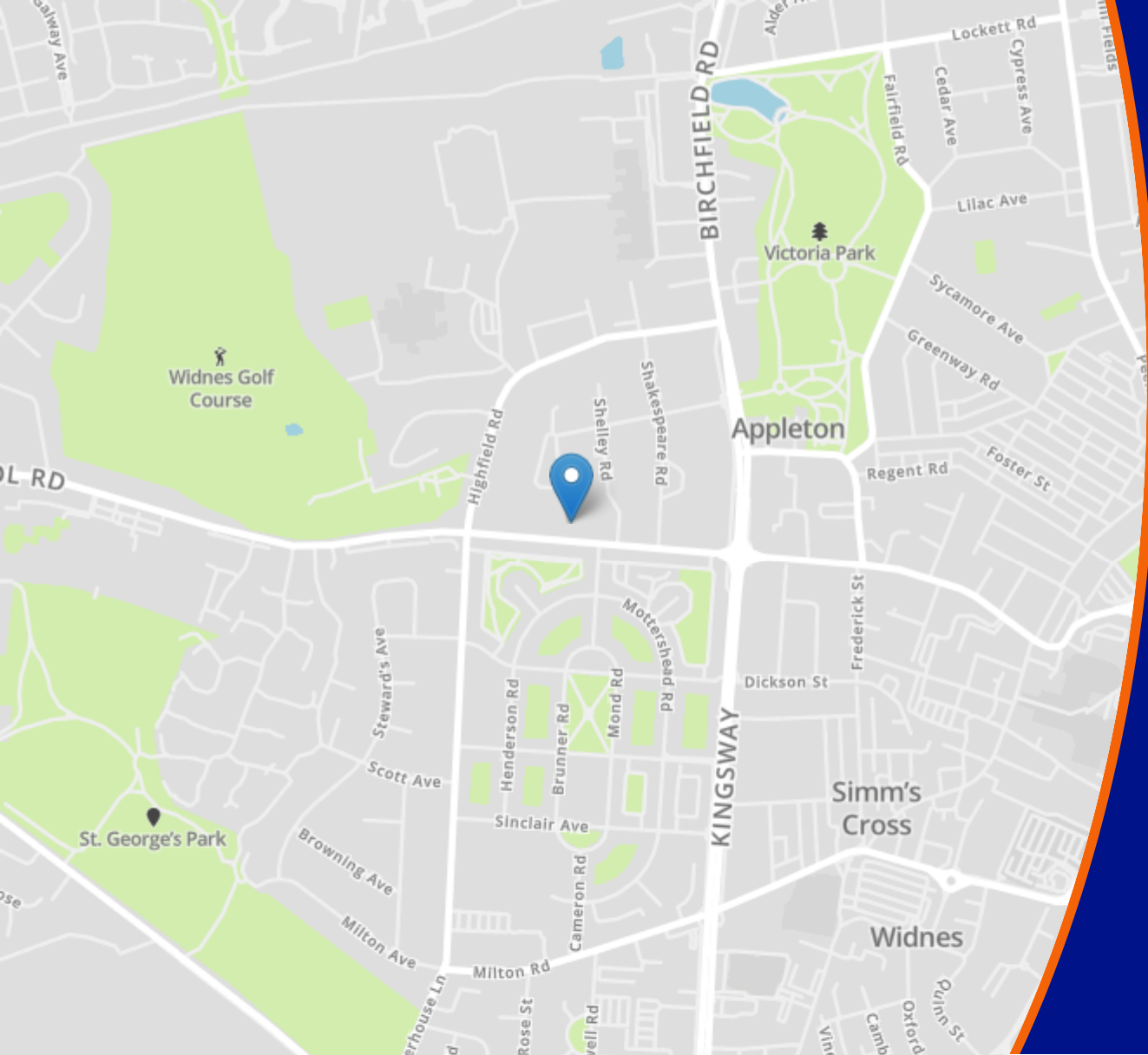
External

Front Garden

Paved patio allowing off road parking, low maintenance lawn with shrub planted borders.

Rear Garden

Paved patio area for seating, lawn area with shrub planted borders, wooden shed for storage, bounded by wood panel fencing.



Myler & Co

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