



116 Brandon  
Widnes, WA8 4SY



0151 424 5100  
[info@mylerestates.com](mailto:info@mylerestates.com)



# Brandon

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Asking Price £120,000

Offered to market this **THREE BEDROOM END OF TERRACE HOUSE** perfect family home. Located in the Hough Green close to St Basil's Catholic Primary School, Hough Green railway station and major road networks, close to local amenities. The property benefits from UPVC Double Glazing, Gas Central Heating, modern kitchen and front and rear gardens. **Viewings Recommended.**







## Ground Floor

### Entrance Hall

UPVC Double Glazed door and window, light to ceiling, radiator, stairs to first floor, door to lounge, tiled floor.

### Lounge

6.08m x 3.18m (19' 11" x 10' 5")

Two UPVC Double Glazed windows, two lights to ceiling, two radiators, feature fire surround, door to kitchen, carpet to floor.

### Kitchen

2.98m x 2.69m (9' 9" x 8' 10")

UPVC Double Glazed window, UPVC Double Glazed door to garden, light to ceiling, radiator, tiled floor. Kitchen comprises a range of wall and base units, stainless steel sink and chrome mixer taps, stainless steel integral cooker, gas hob and extractor canopy, door to the utility room.

### Utility Room

2.14m x 1.76m (7' 0" x 5' 9")

Light to ceiling, radiator, plumbing and space for washer and dryer, space for fridge freezer, cupboard housing boiler, tiled floor.

## First Floor

### Stairs and Landing

Light to ceiling, radiator, doors to three bedrooms and bathroom, carpet to floor.

## Bedroom One

3.66m x 3.16m (12' 0" x 10' 4")

UPVC Double Glazed window, light to ceiling, radiator, carpet to floor.

## Bedroom Two

3.32m x 2.73m (10' 11" x 8' 11")

UPVC Double Glazed window, light to ceiling, radiator, carpet to floor.

## Bedroom Three

3.18m x 2.35m (10' 5" x 7' 9")

UPVC Double Glazed window, light to ceiling, radiator, carpet to floor.

## Bathroom

UPVC Double Glazed window, light to ceiling, heated chrome towel rail, panel enclose bath, shower cubicle with chrome mixer shower, wash hand basin and pedestal with chrome mixer taps, low level WC, vinyl floor.

## External

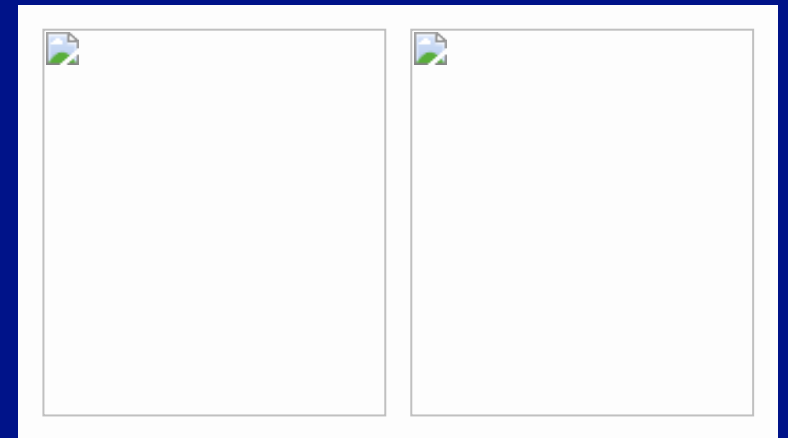
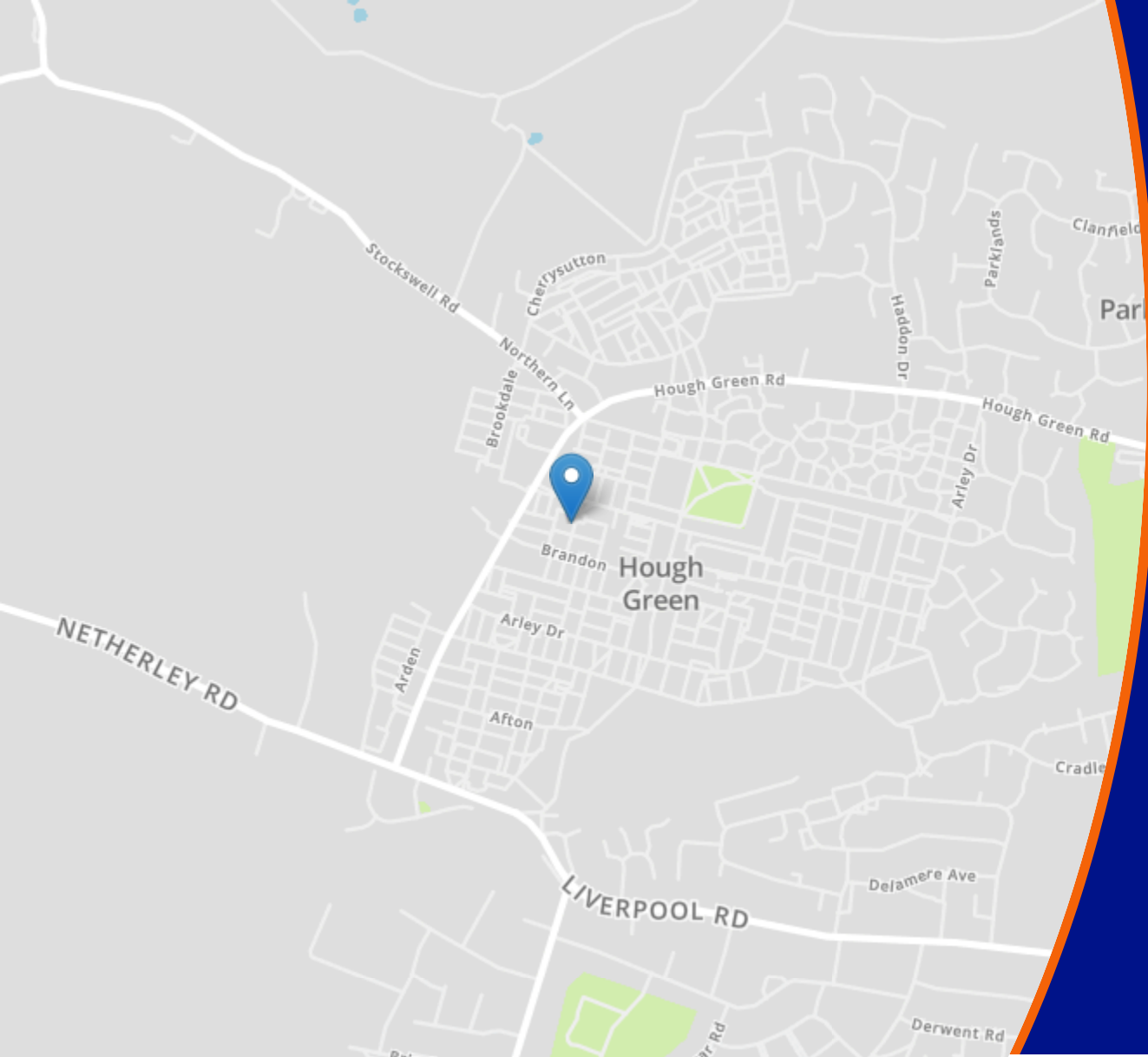
### Front Garden

Gated access, paved for easy maintenance.

### Rear Garden

Paved for easy maintenance, raised planted flower beds, gates access to rear.





Myler & Co

77, Albert Road, Widnes, Cheshire, WA8 6JS

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