

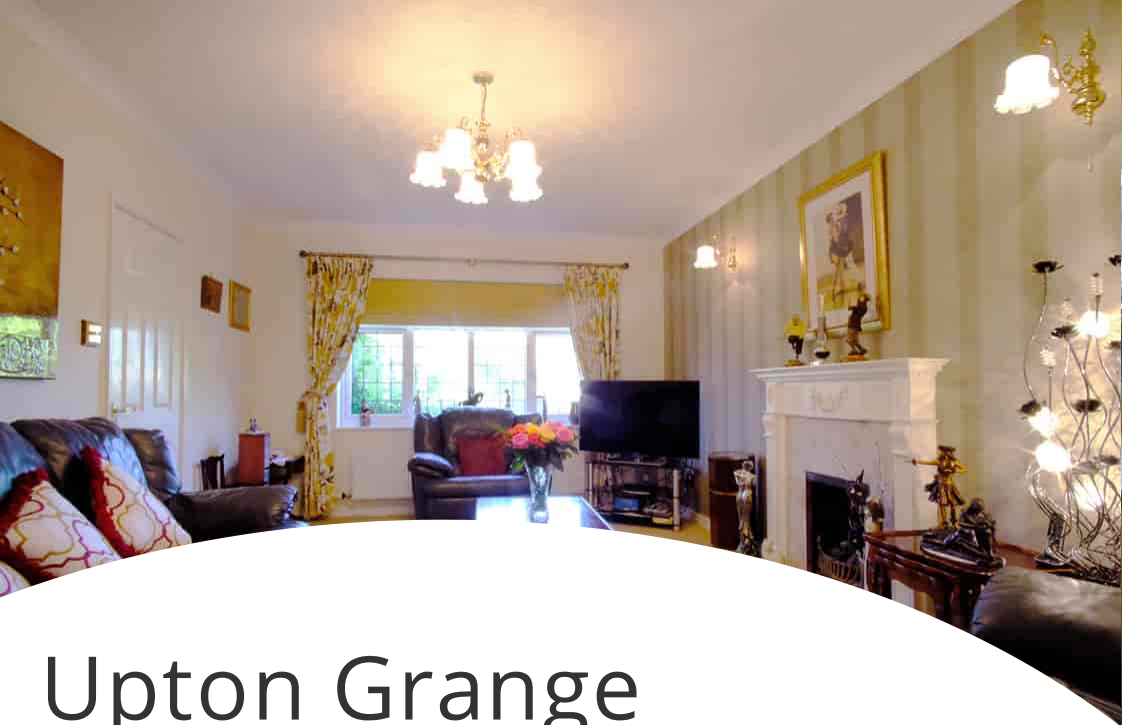


# 73a Upton Grange

Widnes, WA8 9ZA



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



# Upton Grange

Widnes, WA8 9ZA

OFFERS OVER £360,000

Offered to market this **FOUR BEDROOM DETACHED FAMILY HOME, FREEHOLD**. Property is located on the sought after **UPTON GRANGE** development, benefitting from **UPVC double-glazing, gas central heating, DETACHED DOUBLE GARAGE, under floor heating to bathroom, NEWLY FITTED KITCHEN, EN-SUITE TO MASTER, spacious private rear garden, close to local amenities, shops, schools, major road and railway networks, viewing is HIGHLY RECOMMENDED.**





#### Ground Floor

##### Entrance Porch

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

##### Entrance Hall

Entered via hardwood door, ceiling light, carpet to flooring, radiator, doors leading to lounge, kitchen, cloakroom and storage.

##### Cloakroom

UPVC double-glazed obscured window, Porcelain tiles to walls and flooring, heated towel rail, low level WC, vanity styles unit housing wash hand basin.

##### Lounge

17' 1" x 11' 9" (5.21m x 3.58m)

Front aspect UPVC double-glazed window, ceiling light, coving to ceiling, dual wall lights, carpet to flooring, radiator, feature fire surround with matching inset and hearth, inset coal-effect gas fire, door leading to dining room.

##### Dining Room

10' 7" x 10' 1" (3.23m x 3.07m)

Rear aspect sliding patio door leading to patio area, ceiling light, coving to ceiling, carpet to flooring.

##### Kitchen

11' 8" x 14' 4" (3.56m x 4.37m)

Dual rear aspect UPVC double-glazed window, recessed ceiling light, ceiling pendant, inlaid real wood flooring, kitchen comprises of a newly fitted GERMAN designed kitchen fitted with a range of wall and base units, inset wash basin with chrome mixer tap & hot water tap, hot Granite work surface over, 5 ring gas burner with extractor hood over, two integral electric double oven, radiator, door leading to utility room.

##### Utility Room

5' 7" x 4' 8" (1.70m x 1.42m)

Hard wood door leading to side of property, ceiling light, inlaid wood flooring, radiator, fitted with a range of wall and base units, Granite work surface over, space and plumbing for a washing machine.

#### First Floor

##### Stairs & Landing

Ceiling light, carpet to flooring, radiator, loft access, doors leading to four bedrooms, family bathroom, storage cupboard.

##### Bedroom One

13' 1" x 11' 9" (3.99m x 3.58m)

Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, a range of fitted wardrobes and units, door leading to en-suite.



#### En-Suite

8' 2" x 3' 2" (2.49m x 0.97m)

Side aspect UPVC double-glazed obscured window, recessed ceiling lights, Porcelain tiles to walls and flooring, radiator, comprising of a three piece suite, low level WC, vanity styled unit housing a wash hand basin, walk-in shower.

##### Bedroom Two

12' 2" x 8' 10" (3.71m x 2.69m)

Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, a range of built-in wardrobes and units.

##### Bedroom Three

11' 2" x 9' 5" (3.40m x 2.87m)

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

##### Bedroom Four

7' 9" x 8' 9" (2.36m x 2.67m)

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

##### Family Bathroom

7' 9" x 6' 2" (2.36m x 1.88m)

Rear aspect UPVC double-glazed obscured window, ceramic tiles to walls and flooring with under floor heating, ceiling light, radiator, bathroom comprises of a three piece suite, low level WC, vanity styled unit housing wash hand basin, Jacuzzi styled bat.

#### External

##### Front

Off road parking, gates access to rear enclosed garden, offering an open plan well presented garden with mature planted borders and shrubs.

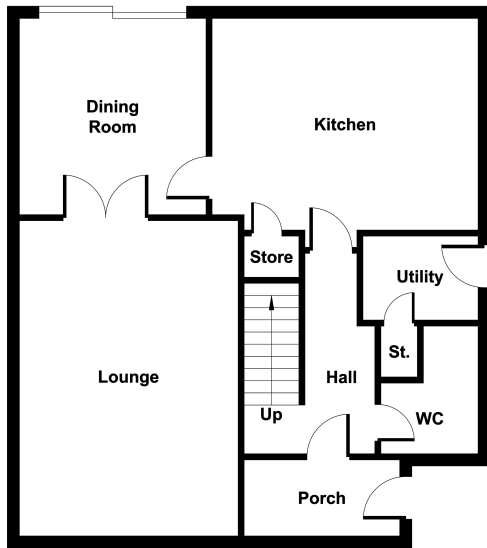
##### Double Detached Garage

Electric metal up and over door, wooden double-glazed window to side, mains power and lighting.

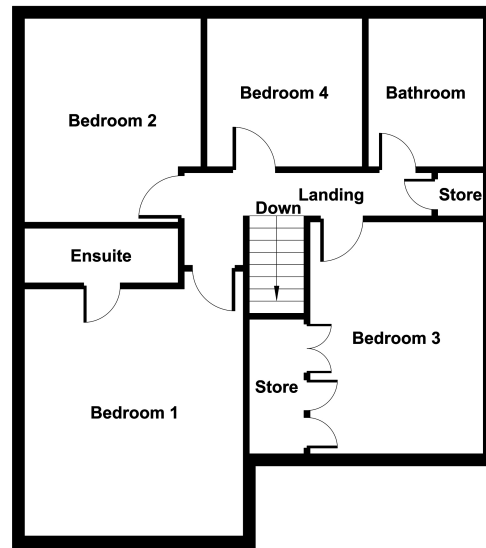
##### Rear Garden

Spacious private garden, bound by wood panel fencing, paved patio area, well presented planted borders, water feature, artificial lawn, side entrance leading to garage and driveway, and a variety of seating areas.

awaiting EPC & floorplan



Ground Floor



First Floor



Myler & Co  
77, Albert Road, Widnes, Cheshire, WA8 6JS  
0151 424 5100  
[info@mylerestates.com](mailto:info@mylerestates.com)