



37 Foxcote  
Widnes, WA8 4YJ

 **MYLER & Co.**

0151 424 5100  
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# Foxcote

Widnes, WA8 4YJ

£675 Rent

£775 Bond

Myler lettings are pleased to present this fully modernised THREE bedroom property to let. This property is fully gas central heating & UPVC Double-Glazing. This property has been finished to a GOOD standard throughout and benefits from having FRONT & REAR gardens. Viewings are HIGHLY recommended. AVAILABLE NOW!







#### Ground Floor

##### Entrance Porch

Entered via UPVC double glazed door, double-glazed units. Door leading to hallway.

##### Hallway

Doors leading to cloakroom, stairs leading to first floor, doorway to kitchen.

##### Kitchen

2.91m x 2.36m (9' 7" x 7' 9")

Front aspect UPVC double-glazed window, ceiling light, tiles to flooring, a range of fitted wall and base units with work surface over, tiled splashback, stainless steel gas hob with chimney styled extractor hood over, stainless steel sink and drainer with chrome mixer tap, electric high level electric cooker, space and plumbing for a washing machine.

##### Dining Room

3.88m x 3.09m (12' 9" x 10' 2")

Recessed ceiling light, laminate to flooring, arch leading to kitchen, under stairs storage cupboard,

##### Lounge

4.73m x 3.28m (15' 6" x 10' 9")

UPVC double-glazed window, ceiling light, carpet to flooring, radiator, feature fire surround with marble inset and hearth.

##### Rear Vestibule

UPVC double-glazed window, UPVC door leading to rear garden.

#### First Floor

##### Stairs & Landing

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

##### Bedroom One

3.57m x 2.90m (11' 9" x 9' 6")

UPVC double-glazed window, ceiling light, carpet to flooring, radiator. A range of fitted wardrobes and overhead storage and bedside cabinets.

##### Bedroom Two

3.03m x 2.65m (9' 11" x 8' 8")

UPVC double-glazed window, ceiling light, carpet to flooring, radiator. A range of fitted wardrobes, overhead storage and dressing table.

##### Bedroom Three

2.92m x 2.02m (9' 7" x 6' 8")

UPVC double-glazed window, ceiling light, carpet to flooring, radiator housed in a cupboard.

##### Bathroom

2.05m x 1.65m (6' 9" x 5' 5")

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator. Bathroom comprises of a three piece suite, low level WC, pedestal wash basin, panel enclosed bath with curved shower screen and wall mounted electric shower over, fully tiled walls.

#### External

##### Front Garden

Bound by brick walls and wood panel fencing, entered via gated access with a paved path leading to front entrance, shingle borders.

##### Rear Garden

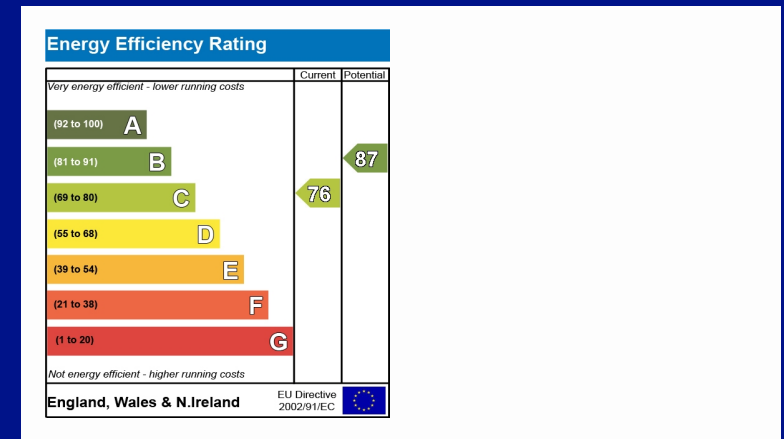
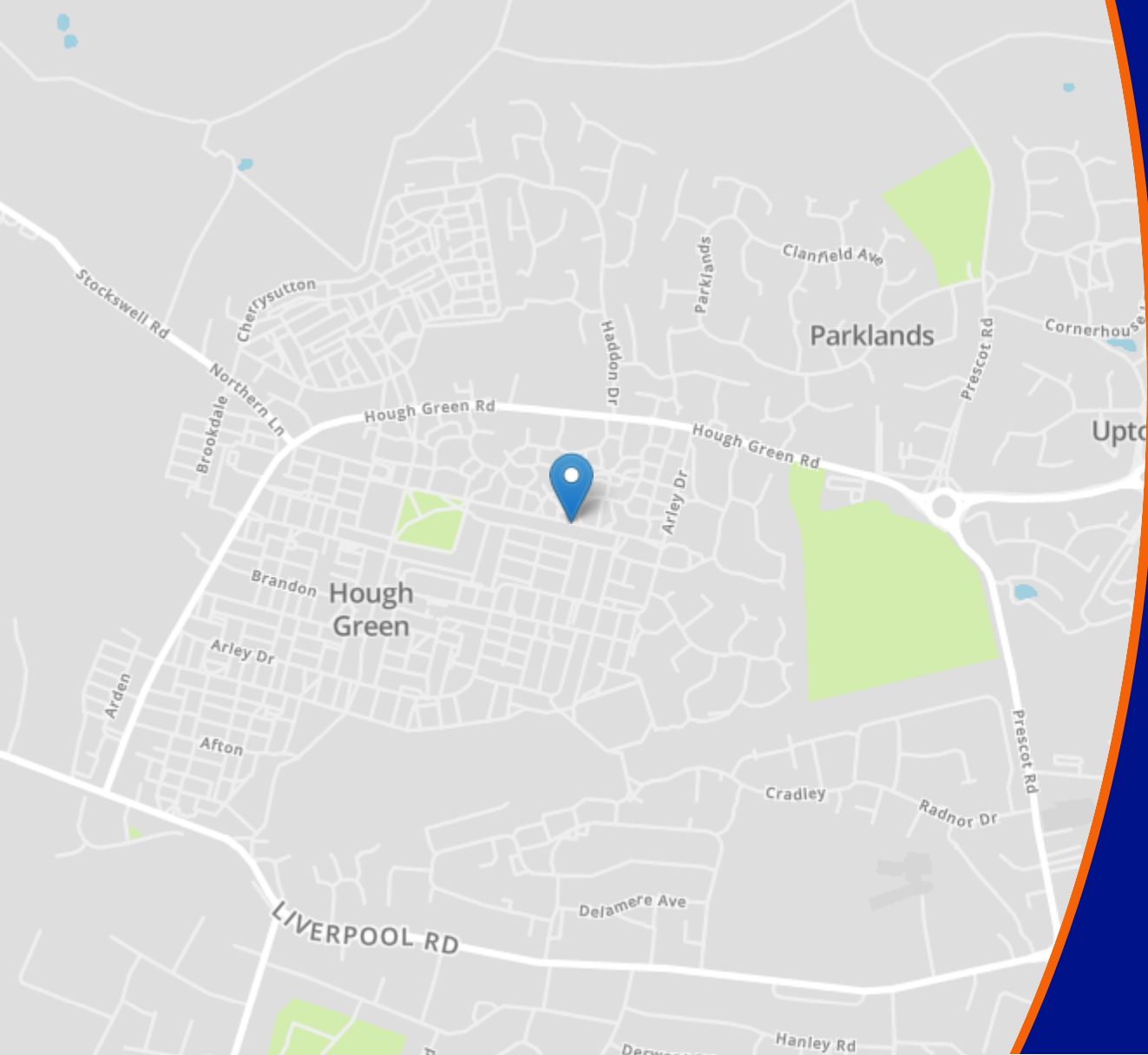
Bound by wood panel fencing, laid to paving providing low maintenance garden, concrete out house, gated access leading to rear of property.

#### Location

##### Access

Off Hough Green Rd turn into Arley Drive , take first right into Deepdale, continue to the end of Deepdale, there is a parking area and just across from there on footpath is 37 Foxcote.





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