



9 Mayfair Grove
Widnes, WA8 7HZ



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Asking Price

Offered to market this **THREE BEDROOM END OF TERRACE**, benefitting from UPVC double-glazing, gas central heating, two reception rooms, kitchen and conservatory. Close to local amenities, shops schools, railway and motorway networks. Viewing recommended by appointment only.





Ground Floor

Entrance Hall

Entered via Composite double-glazed door, ceiling light, carpet to flooring, radiator, door leading to lounge, stairs to first floor.

Lounge

4.90m x 3.19m (16' 1" x 10' 6")
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, door leading to kitchen.

Kitchen/Dining Area

4.22m x 2.40m (13' 10" x 7' 10")
Rear aspect UPVC double-glazed window, ceiling light, vinyl to flooring, radiator, kitchen comprises of a range of wall and base units with work surface over, tiled splash back, stainless steel sink and drainer, stainless steel gas hob with chimney styled extractor hood over, electric oven, space for full height fridge freezer, opening to utility room.

Utility Room

2.18m x 1.90m (7' 2" x 6' 3")
Side aspect UPVC double-glazed door leading to rear garden, ceiling light, vinyl to flooring, wall mounted storage cupboard, work surface over with tiled splash back, space and plumbing for a washing machine and tumble dryer, door leading to bathroom.

Bathroom

2.20m x 1.68m (7' 3" x 5' 6")
Side aspect UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator, bathroom comprises of a three piece white suite, low level WC, pedestal wash hand basin, panel-enclosed bath with thermostatic controlled mixer shower, part tiled walls.



First Floor

Stairs & Landing

Side aspect UPVC double-glazed obscured window, ceiling light carpet to flooring, doors leading to all three bedrooms.

Bedroom One

4.21m x 3.85m (13' 10" x 12' 8")
Front aspect UPVC double-glazed window, ceiling light, carpe to flooring, radiator,

Bedroom Two

3.39m x 1.98m (11' 1" x 6' 6")
Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Three

2.40m x 2.10m (7' 10" x 6' 11")
Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

External

Rear Garden

Bound by wood panel fencing, paved patio area, laid to lawn, gated access leading to front of property.

Front Garden

Off road parking, wrought iron gated access to shared alley, path leading to rear garden.

