



6 Woodford Drive

Widnes, WA8 9BF



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Offers Over £385,000

Offered to market this **WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME**, located in **FARNWORTH VILLAGE**, close to local amenities with shops and schools nearby, good links to major road and railway networks. The property is built by Bellway, the property benefits from UPVC double glazing, gas central heating, cloakroom and utility room, EN-SUITE to master bedroom, **DOUBLE GARAGE**, **OFF ROAD PARKING**, front and rear gardens. Viewings **HIGHLY** recommended.





Ground Floor

Entrance Hall

Entered via double-glazed composite door, two ceiling lights, carpet to flooring, radiator. Stairs leading to first floor, doors leading to cloakroom, lounge, kitchen & study.

Cloakroom

UPVC double-glazed obscured window, ceiling light, tiles to flooring, radiator. Comprising of a two piece suite, low level WC, pedestal wash hand basin.

Lounge

4.19m x 3.24m (13' 9" x 10' 8")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Kitchen/Dining Room

7.12m x 3.43m (23' 4" x 11' 3")
Kitchen
Rear aspect UPVC double-glazed window, ceiling light, vinyl to flooring. Kitchen comprises of a range of wall and base units with work surface over, 1½ bowl sink and drainer with chrome mixer tap, high level electric oven, Halogen hob with extractor fan over, spaces for refrigerator, freezer and dishwasher. Utility cupboard housing storage, space & plumbing for washing machine and tumble dryer.

Dining Area
Rear aspect UPVC double-glazed French door leading to rear garden, ceiling light, vinyl to flooring, radiator.

Study

2.87m x 2.30m (9' 5" x 7' 7")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

First Floor

Stairs & Landing

Ceiling light, carpet to flooring, radiator, doors leading to all bedrooms, family bathroom and storage cupboard.

Bedroom One

3.89m x 3.09m (12' 9" x 10' 2")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator, door leading to en-suite.

En-suite

UPVC double-glazed obscured window, ceiling light, tiles to flooring, radiator. Comprising of a three piece suite low level WC, pedestal wash hand basin, enclosed shower cubicle with thermostatic controlled mixer shower, part tiled walls.

Bedroom Two

3.13m x 3.09m (10' 3" x 10' 2")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Three

3.92m x 2.60m (12' 10" x 8' 6")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Four

3.11m x 2.58m (10' 2" x 8' 6")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bathroom

UPVC double-glazed obscured window, ceiling light, tiles to walls and flooring, radiator. Bathroom comprises of a four piece suite, low level WC, pedestal wash hand basin, panel-enclosed bath with chrome mixer tap and shower attachment, enclosed shower cubicle with thermostatic controlled mixer shower.

External

Front

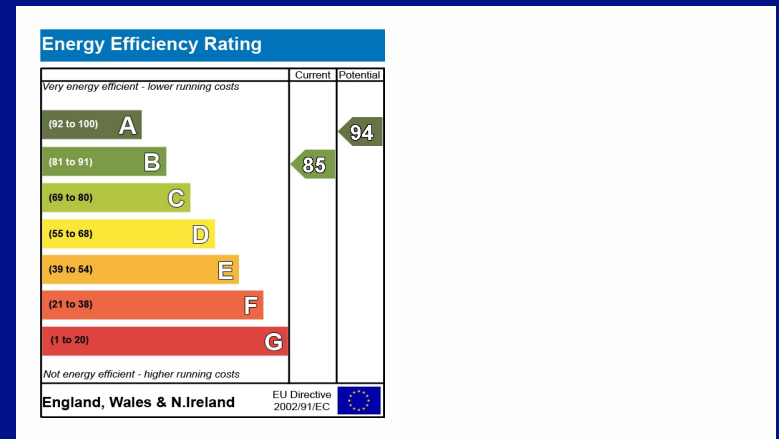
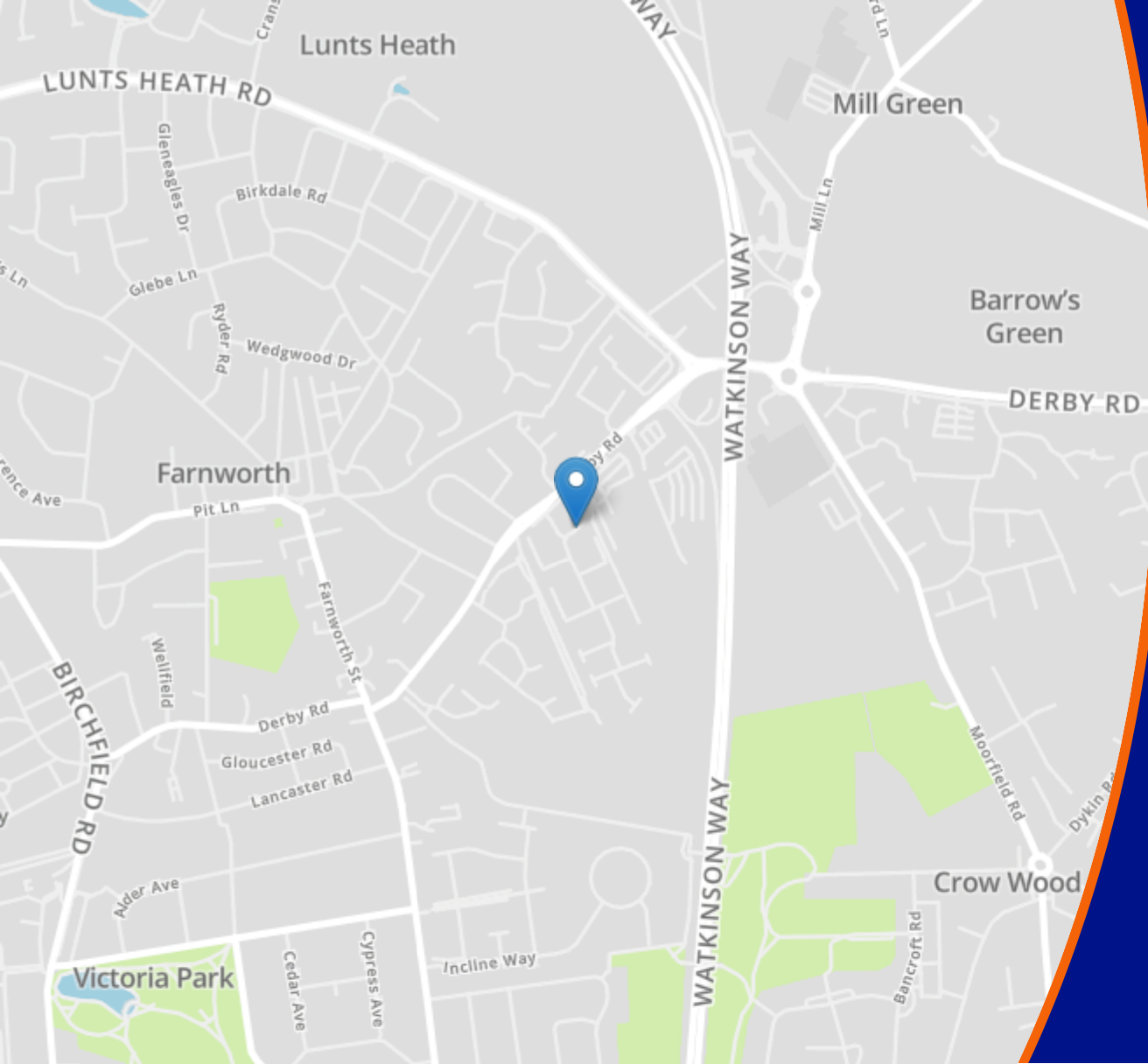
Paved path leading to front entrance, planted borders and mature plants, off road parking laid to tarmac, providing ample off road parking.

Detached Double Garage

Brick construction, tow metal up and over doors, full mains power and lighting.

Rear Garden

Bound by wood panel fencing, paved patio area, well maintained lawn with planted borders.



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