



10 Aire

Widnes, WA8 4SS

 **MYLER & Co.**

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Aire

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Offers Over £125,000

Offered to market with NO ONWARD CHAIN, this THREE BEDROOM, END OF TERRACE. Benefitting from UPVC double-glazing, gas central heating, CONSERVATORY, UTILITY ROOM, OFF ROAD PARKING, enclosed rear garden, close to local amenities, shops, schools, major road and railway networks. Viewing HIGHLY recommended.





Ground Floor

Entrance Hall

Entered via composite door, ceiling light, tiles to flooring, radiator, stairs leading to first floor, doors leading to lounge, kitchen and utility room.

Lounge

6.09m x 3.39m (20' 0" x 11' 1")
UPVC double-glazed window, two ceiling lights, laminate to flooring, radiator, log burner set in a feature fire surround, doors leading to kitchen, archway to conservatory.

Conservatory

2.66m x 2.84m (8' 9" x 9' 4")
Rear aspect UPVC double-glazed windows, light, tiles to flooring, radiator, French doors leading to under cover area.

Kitchen

3.48m x 3.33m (11' 5" x 10' 11")
Rear aspect UPVC double-glazed window, ceiling light, tiles to flooring, radiator. Kitchen comprises a range of wall and base units with worksurface over, porcelain 1½ bowl sink and drainer, space for gas cooker, extractor hood over, space and plumbing for a dishwasher, fridge freezer, door leading to garden.

Utility Room

2.67m x 1.50m (8' 9" x 4' 11")
UPVC double-glazed window, ceiling light, tiles to flooring, space and plumbing for a washing machine and tumble dryer.

First Floor

Stairs & Landing

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

Bedroom One

3.40m x 3.37m (11' 2" x 11' 1")
UPVC double-glazed window, ceiling fan light, coving to ceiling, carpet to flooring, radiator, walk-in storage cupboard.

Bedroom Two

2.67m x 2.50m (8' 9" x 8' 2")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Three

4.21m x 2.59m (13' 10" x 8' 6")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator, storage cupboard.

Bathroom

UPVC double-glazed window, recessed ceiling lights, tiles to flooring, radiator, bathroom comprises of a four piece white suite, low level WC, vanity styled unit housing wash hand bowl, panel enclosed bath with mixer shower attachment, enclosed shower cubicle with thermostatic mixer shower, fully tiled walls.

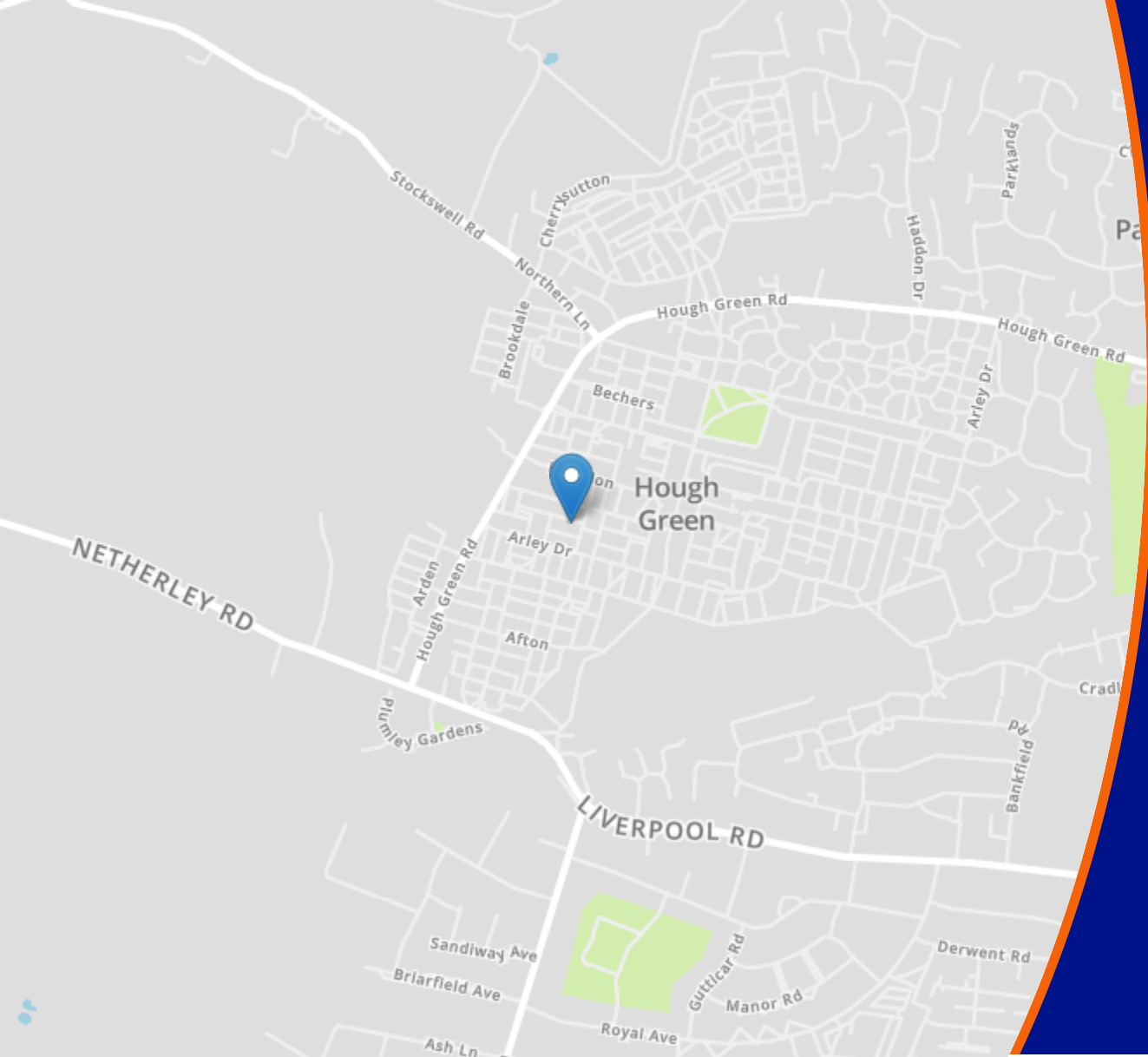
External

Front Garden

Accessed via wrought iron gates, providing off road parking laid to shingle, bound by brick wall and wood panel fencing.

Rear Garden

Bound by wood panel fencing, laid to artificial turf, paved patio, paved path leading to gated access to rear alley, under covered seating area.



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