



46b Princes Street

WIDNES, WA8 6NT



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info@mylerestates.com

# Princes Street

, WIDNES, WA8 6NT

ASKING PRICE £125,000

MYLER & CO ESTATES are pleased to offer for sale this TWO BEDROOM property situated in a popular area within walking distance of TOWN CENTRE. The property offers UPVC double glazing, gas central heating, garage, off road parking to front and the rear garden is maintained with patio area and mature borders. Close to local amenities with motorway & rail networks easily accessible. NO ONWARD CHAIN & VIEWINGS RECOMMENDED.





## Ground Floor

### Entrance Hall

Enter Via Hardwood Glass panel door to front, Laminate to floor, door to lounge, single light point, stairs to first floor.

### Lounge

12' 3" x 12' 2" (3.73m x 3.71m) UPVC double glazed window to front aspect, carpet to floor, double radiator, electric fire with feature surround, textured ceiling, single light point, glass paneled door to kitchen.

### Kitchen/Diner

15' 4" x 10' (4.67m x 3.05m) UPVC double glazed door & window to rear aspect, laminate to floor, fully fitted kitchen comprises:- Range of wall and base units, stainless steel sink with mixer taps, space for cooker, washing machine & fridge freezer, double radiator, textured ceiling with two light points, understairs storage.

## 1st Floor

### Stairs/Landing

Carpet to floor, single light point, electric heater, doors to two bedrooms & bathroom, storage cupboard, loft access.



### Bedroom 1

12' 2" x 11' (3.71m x 3.35m) UPVC double glazed window to front aspect, carpet to floor, double radiator, textured ceiling with single light point.

### Bedroom 2

8' 10" x 8' 2" (2.69m x 2.49m) UPVC double glazed window to Rear aspect, carpet to floor, double radiator, textured ceiling with single light point.

### Bathroom

8' 2" x 6' 2" (2.49m x 1.88m) UPVC double glazed window to rear aspect, single radiator, vinyl floor tiles, four piece white suite ;- low level w.c, hand wash basin in vanity unit, panel bath, walk-in shower cubicle with tiled splash area & mains shower textured ceiling, with single light point.

## Outside

### Front Garden

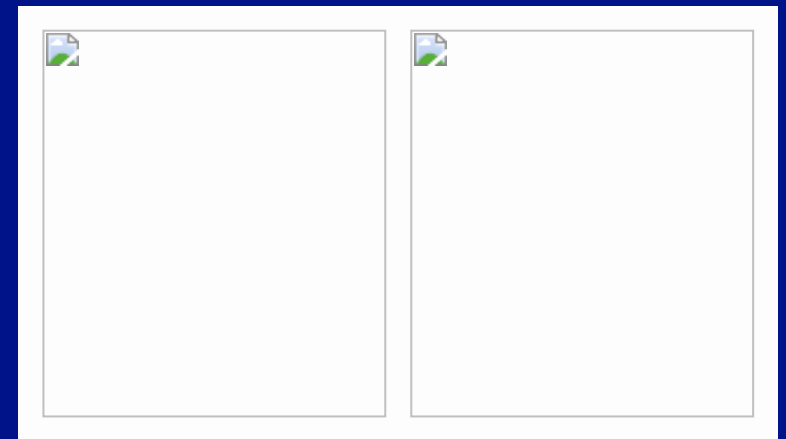
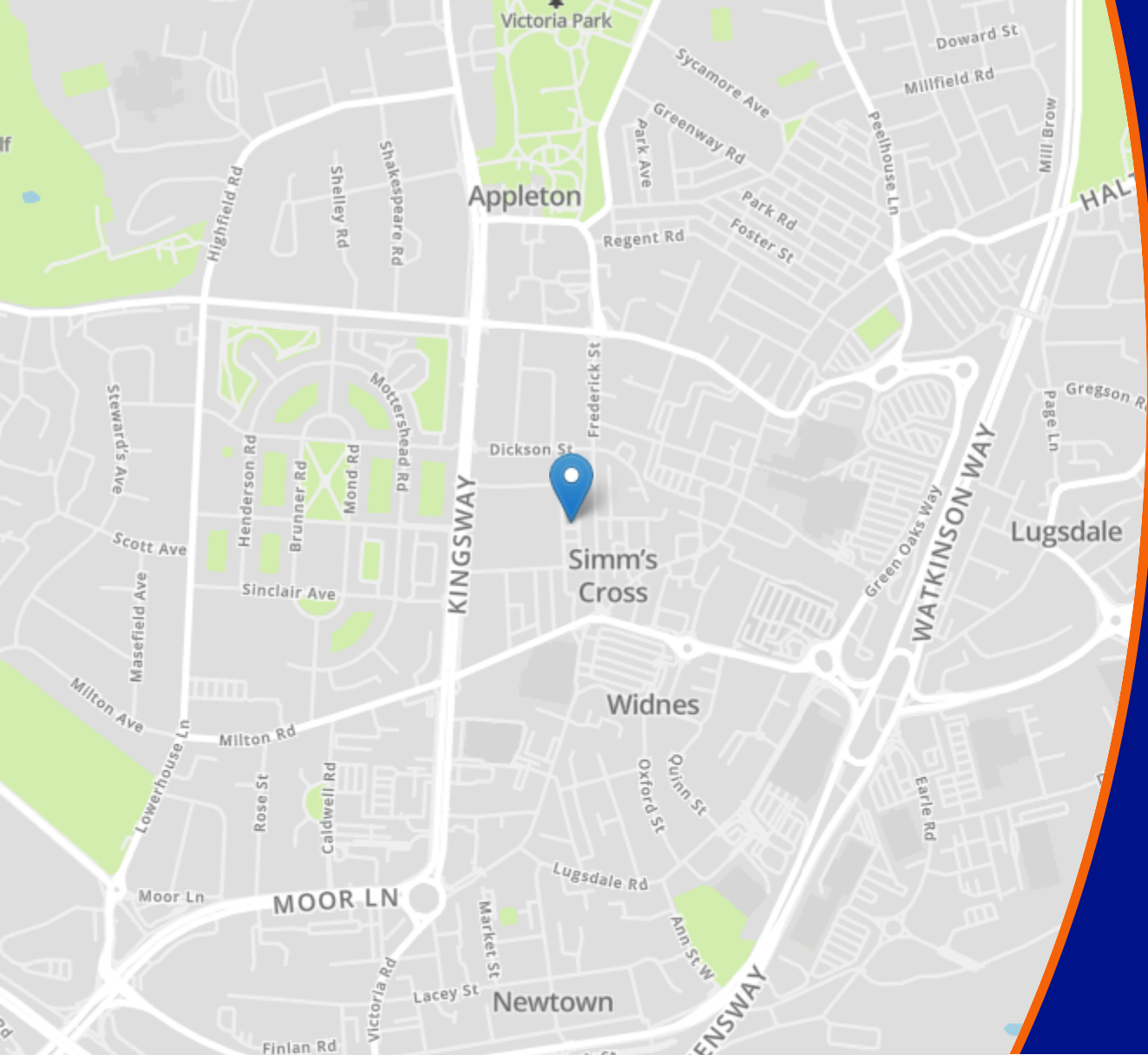
Bounded by half wall, low maintenance, off road parking.

### Rear Garden

Bounded by wood fence, planted borders with mature plants & shrubs, lawned area, graveled patio area.

### Garage

Metal up & over door to front. Rear door.



Myler & Co

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