



406 Liverpool Road  
Widnes, WA8 7HS



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# Liverpool Road

Widnes, WA8 7HS

OFFERS OVER £395,000

BEAUTIFULLY PRESENTED THROUGHOUT this delightful property boasts **FOUR BEDROOMS** and is a substantial **DETACHED FAMILY HOME**. Located in a highly popular residential area and close to **Ormiston Chadwick Academy** and walking distance to **HOUGH GREEN STATION**, local amenities, shops, Parks/playing fields and easy access to other local travel networks. Rear garden is well maintained and enclosed with Summer house which boasts a bar with relaxation seating area and also an additional W.C with shower facilities. Property has UPVC double-glazing, gas central heating, large open plan kitchen/sitting and dining area, **TWO RECEPTION ROOMS** and shower room to ground floor. All bedrooms and bathroom to first floor. EPC rating C - 130 SQMT's. Viewing is **HIGHLY** recommended to fully appreciate this property.





#### Ground Floor

##### Storm Porch

Access via Composite door.

##### Entrance Hall

Access via front door, decorative coving to ceiling, ceiling light, tiles to flooring, door to lounge, reception room, shower room, under stairs storage, stairs leading to first floor.

##### Lounge

4.00m x 3.4m (13' 1" x 11' 2")

Front aspect UPVC double-glazed bay window, decorative coving to ceiling, ceiling light, Herringbone style flooring, radiator, feature fire surround with inset coal effect fire.

##### Reception Room

4.6m x 2.1m (15' 1" x 6' 11")

Front aspect UPVC double-glazed window, ceiling light, carpe to flooring, radiator.

##### Kitchen/Sitting/Dining Area

6.7m x 7.0m (22' 0" x 23' 0")

Offering a large extended open plan living space.

##### Kitchen Area

Rear aspect UPVC double-glazed window, ceiling light, Herringbone styled flooring, fitted with a range of wall and base units with Granite work surface over with matching splashback incorporating breakfast bar, stainless steel inset 1½ bowl sink with pull-out spray mono kitchen mixer tap, stainless steel gas hob with chimney style extractor hood over, stainless steel electric oven, door leading to Utility room, opening leading to dining area.

##### Dining Area

Velux styled window, Herringbone styled flooring, vertical Anthracite radiator.

##### Sitting Area

Access via hallway, recessed ceiling lights, Herringbone styled flooring, opening to dining area.

##### Utility Room

1.2m x 2.0m (3' 11" x 6' 7")

##### Shower Room

2.1m x 1.4m (6' 11" x 4' 7")

Side aspect UPVC double-glazed obscured window, ceiling light, tiles to flooring, chrome heated towel rail, comprising of a three piece shite suite, low level WC, vanity styled unit housing wash hand basin, fully tiled shower cubicle with thermostatic controlled mixer shower.

#### First Floor

##### Bedroom One

4.5m x 2.1m (14' 9" x 6' 11")

Rear aspect UPVC double-glazed window, ceiling light, decorative picture rail, carpet to flooring, radiator.

##### Bedroom Two

3.1m x 3.3m (10' 2" x 10' 10")

Front aspect UPVC double-glazed window, ceiling light, decorative picture rail, carpet to flooring, radiator.

##### Bedroom Three

3.3m x 2.8m (10' 10" x 9' 2")

Front aspect UPVC double-glazed window, ceiling light, decorative picture rail, carpet to flooring, radiator.

##### Bedroom Four

2.3m x 2.5m (7' 7" x 8' 2")

Front aspect UPVC double-glazed window, ceiling light, decorative picture rail, carpet to flooring, radiator.

##### Bathroom

Rear aspect UPVC double-glazed window, ceiling light, tiles to flooring, chrome heated towel rail, part-tiled walls, three piece suite, low level WC, vanity styled unit housing wash hand basin, enclosed bath with electric shower over, shower screen.

##### External

##### Front

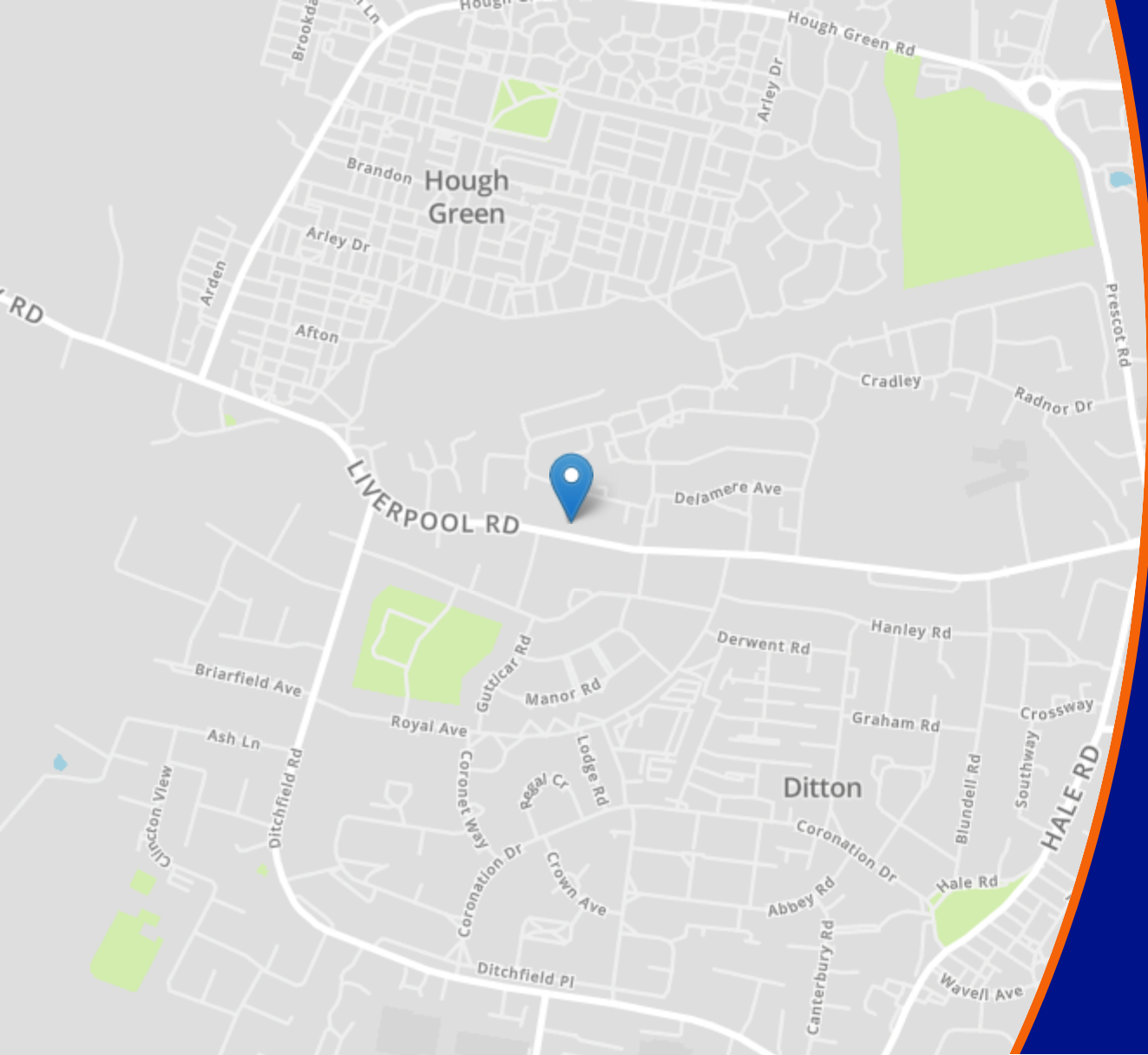
Bound by wood panel fencing, mature hedges, accessed via wrought iron gates, off road parking, shingle borders, gated access to rear garden.

##### Rear Garden

Bound by wood panel fencing, mature planted shrubs and borders, paved patio area with steps leading to lawned area with shingle borders, path leading to garden bar.

##### Bar

Access via French doors, front aspect windows, ceiling light, tiles to flooring, door leading to shower room, bar area, log burner.



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