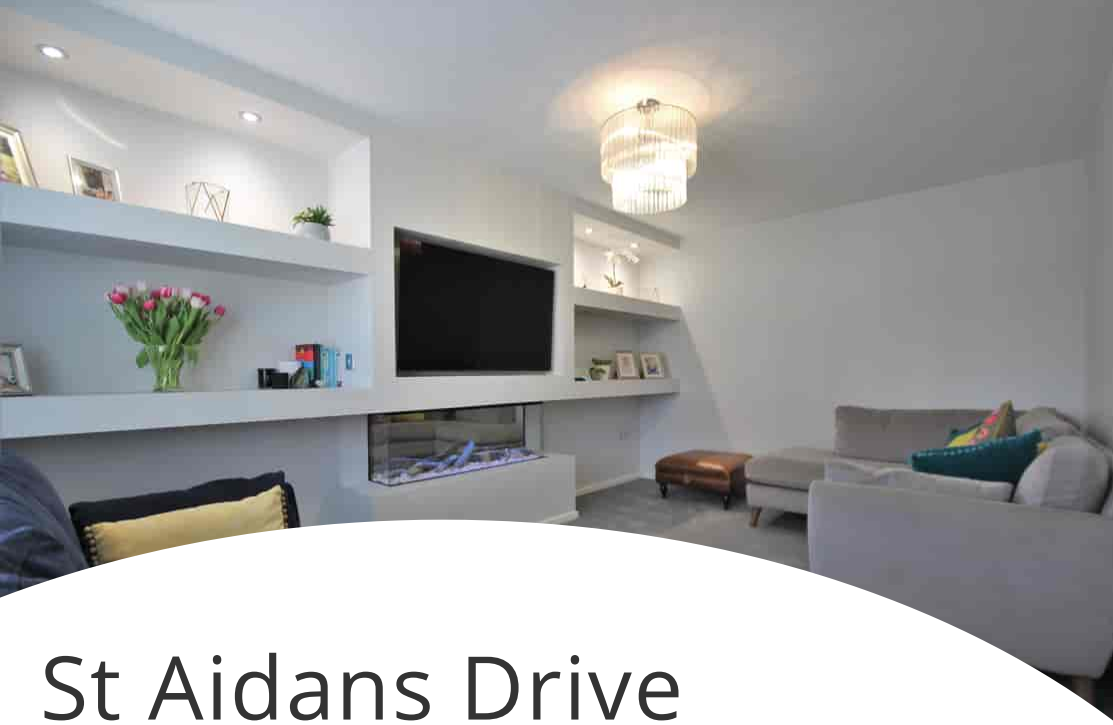




29 St Aidans Drive  
Widnes, WA8 5AG



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# St Aidans Drive

Widnes, WA8 5AG

£395,000

Offered to market this **FOUR BEDROOM DETACHED PROPERTY** is a **PERFECT FAMILY HOME**. Beautifully decorated throughout and located just off the **POPULAR NORLANDS LANE** area of Widnes. The property boasts a good sized **DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING**, garage & large enclosed rear garden which is not over looked and has been well maintained by the current owners. The first floor offers a beautiful sun room looking out to the rear of the property and good sized **UTILITY & CLOAKROOM**. Close to local amenities and **MAJOR ROAD & RAILWAY LINKS**, Early viewing is highly recommended!





## Ground floor

### Entrance Hall

Entered via composite double glazed door, UPVC double glazed window, laminate to floor, two ceiling lights, radiator, stairs to first floor & doors to lounge & kitchen.

### Lounge

4.74m x 3.22m (15' 7" x 10' 7")  
Carpet to floor, ceiling light, radiator, UPVC double glazed window. Feature media wall which houses stunning electric log effect fire and integral lighting.

### Kitchen / Dining Room

5.56m x 3.08m (18' 3" x 10' 1")  
Kitchen  
Laminate to floor, ceiling spot lights, UPVC double glazed window. Kitchen comprises of a range of wall and base units with work surface over, stainless steel sink with mixer tap, high level stainless steel double oven, stainless steel 5 ring gas hob with extractor canopy over, integral fridge freezer & dishwasher.  
Dining Area  
Laminate to floor, ceiling light, doors to garage & utility room, archway to Summer Room.

### Summer Room

3.28m x 3.12m (10' 9" x 10' 3")  
Laminate to floor, two wall lights, UPVC double glazed windows, UPVC double glazed french doors to rear garden, Two Velux UPVC double glazed windows.

### Utility Room

2m x 1.5m (6' 7" x 4' 11")  
Laminate to floor, ceiling light, range of wall and base units with work surface over, space and plumbing for washing machine and dryer, door to garden & door to cloakroom.

### Cloakroom

2m x 0.9m (6' 7" x 2' 11")  
Laminate to floor, ceiling light, radiator, UPVC double glazed window, pedestal hand wash basin and low level W/C.

### First Floor

#### Stairs & Landing

Carpet to floor, ceiling light, Radiator, UPVC double glazed window, doors to four bedrooms and bathroom.

## Bedroom One

3.2m x 3.04m (10' 6" x 10' 0")  
Carpet to floor, ceiling light, radiator, UPVC double glazed windows, door to en-suite.

### En-Suite

2m x 1.9m (6' 7" x 6' 3")  
Tiles to floor, ceiling spot lights, heated chrome towel rail, UPVC double glazed obscured window, shower cubicle with chrome mixer shower over, pedestal hand wash basin & low level W/C.

## Bedroom Two

3.22m x 2.97m (10' 7" x 9' 9")  
Carpet to floor, ceiling light, radiator, UPVC double glazed window.

## Bedroom Three

4.01m x 2.55m (13' 2" x 8' 4")  
Carpet to floor, ceiling light, radiator, UPVC double glazed window.

## Bedroom Four

3.07m x 2.88m (10' 1" x 9' 5")  
Karndean flooring to floor, ceiling light, radiator, UPVC double glazed window, range of fitted wardrobes.

## Bathroom

3.2m x 1.7m (10' 6" x 5' 7")  
Tiles to floor, ceiling spot lights, heated chrome towel rail, UPVC double glazed obscured window, Bath, Shower cubicle with chrome mixer shower, pedestal hand wash basin & low level W/C

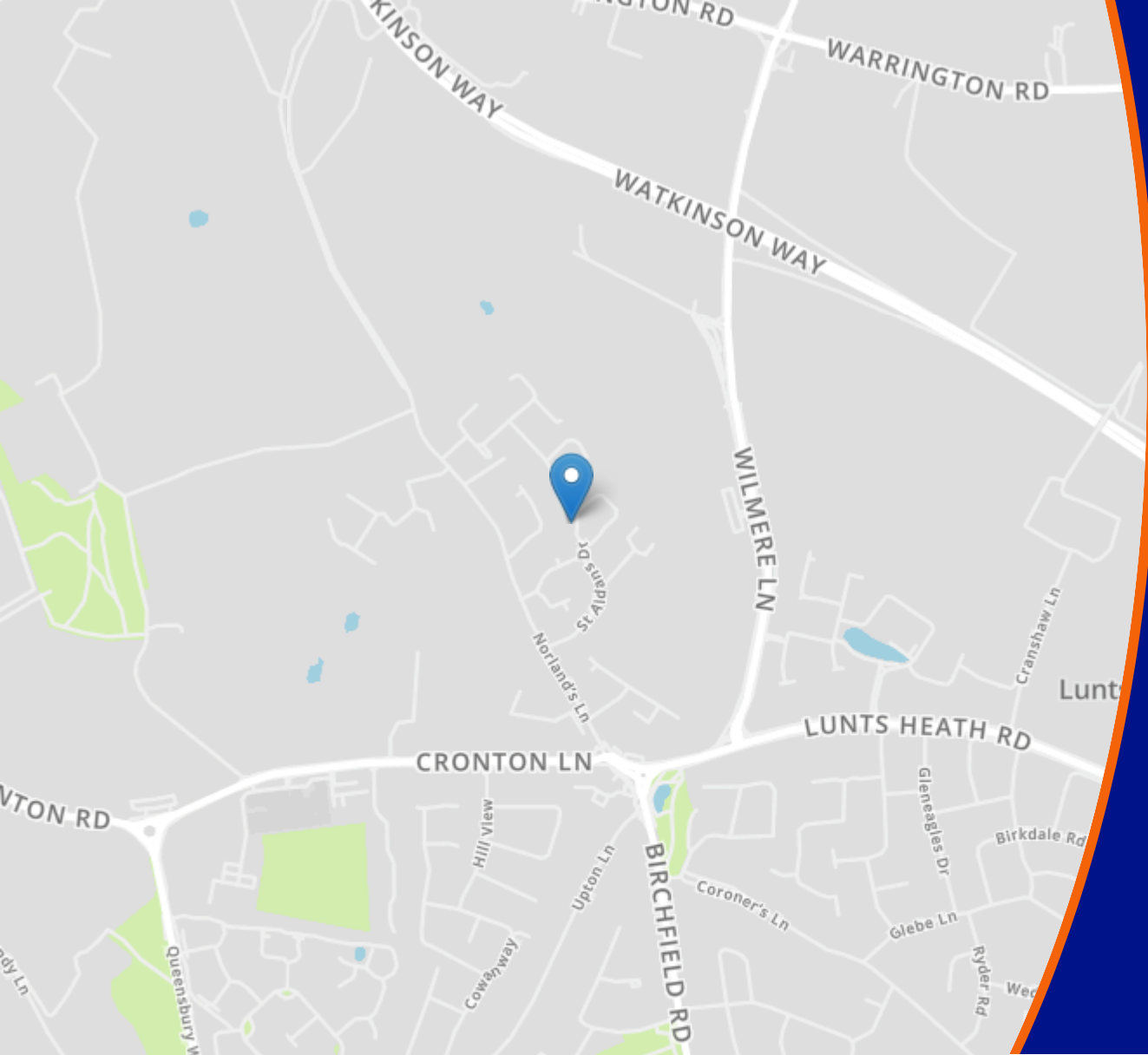
## External

### Front

Good sized paved driveway providing ample space for off road parking, side access to the rear of the property.

### Rear

Bound by wood panel fencing, paved patio area leading to good sized lawn area. Side access to the front of the property.



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