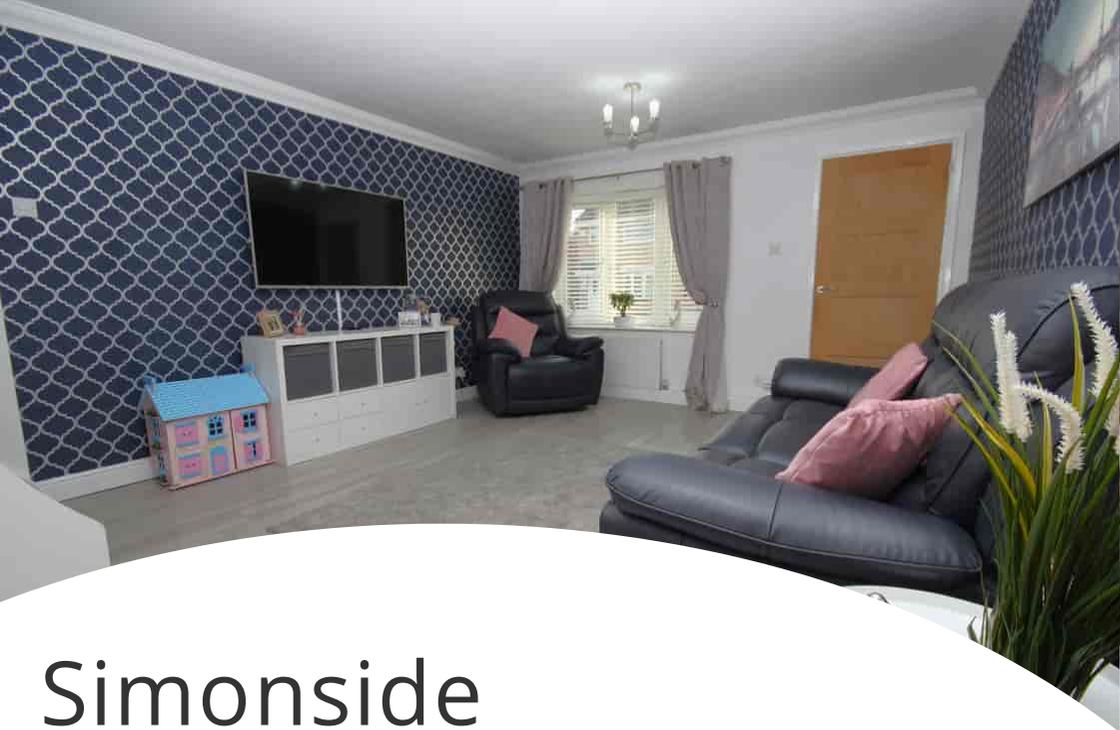




46a Simonside
Widnes, WA8 4YN

 **MYLER**&Co.

0151 424 5100
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Simonside

Widnes, WA8 4YN

Asking Price

Offered to market, this **TWO BEDROOM WELL PRESENTED SEMI-DETACHED** home, **IDEAL** for any **FIRST TIME BUYER** or downsize, close to local amenities schools, shops, major road and railway networks, the property benefits from **UPVC double-glazing**, **gas central heating**, **ORANGERY**, **GARAGE**, **OFF ROAD PARKING**, enclosed rear garden, viewings are **HIGHLY** recommended.





Ground Floor

Entrance Hall

Entered via Composite double-glazed door, ceiling light, laminate to flooring, door to lounge.

Lounge

5.35m x 3.94m (17' 7" x 12' 11")
UPVC double-glazed window, two ceiling lights, laminate to flooring, two radiators, door to kitchen, stairs to first floor.

Kitchen

3.92m x 2.71m (12' 10" x 8' 11")
Ceiling light, tiles to flooring, radiator, kitchen comprises of a range of wall and base units with work surface over incorporating breakfast bar, stainless steel sink and drainer with mixer tap, high level stainless steel double oven, gas hob with extractor hood over, integral appliances: dish washer, fridge/freezer, space and plumbing for a washing machine, archway leading to Orangery.

Orangery

2.90m x 3.91m (9' 6" x 12' 10")
UPVC double-glazed French doors leading to rear garden with UPVC double-glazed roof, recessed ceiling lights, tiles to flooring.

First Floor

Stairs & Landing

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

Bedroom One

3.92m x 2.73m (12' 10" x 8' 11")
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Two

3.93m x 2.77m (12' 11" x 9' 1")
Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bathroom

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, chrome heated towel rail, bathroom comprises of a three piece suite, panel enclosed bath with chrome mixer shower over, vanity styled wash hand basin, low level WC.

External

Front

Garage

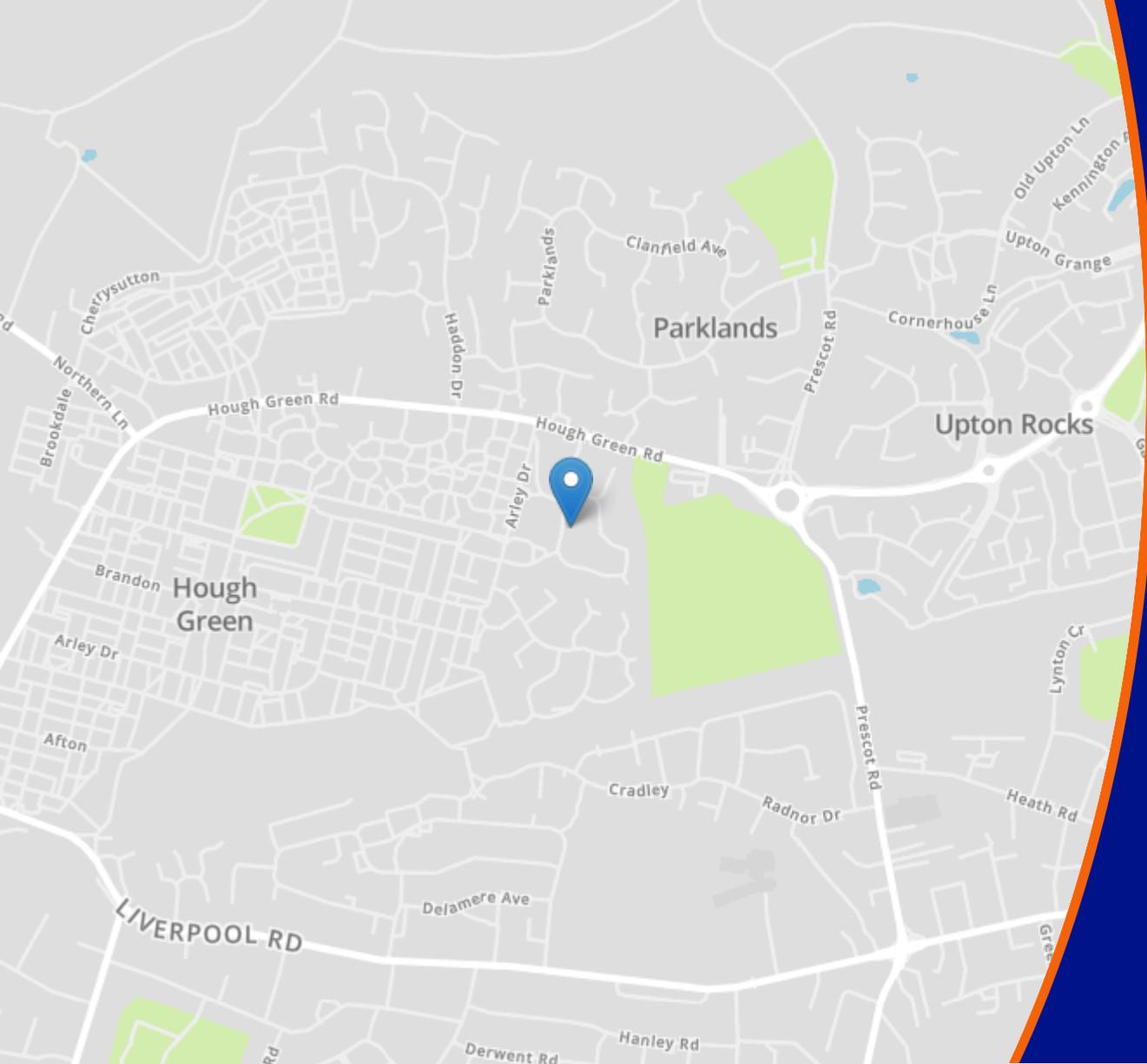
Up and over door with mains power and lighting.

Office Space

2.60m x 2.32m (8' 6" x 7' 7")
UPVC double-glazed window and door leading to garden, door through to garage.

Rear





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