



28 Swynnerton Way

Widnes, WA8 9RX



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Widnes, WA8 9RX

Offers in Excess of £255,000

MYLER & CO ESTATES are delighted to offer for sale with NO ONWARD CHAIN this THREE BEDROOM DETACHED FAMILY HOME. The property has the added benefits of gas central heating, UPVC double glazing, gardens to front and offering South/West facing rear garden and GARAGE. Located on popular development, CORNER PLOT, close to local amenities, shops, schools, major road and railway networks, BIRCHFIELD GARDENS, viewing is HIGHLY RECOMMENDED.





Ground Floor

Porch

Entered via hardwood door, UPVC double-glazed units, hard wood flooring, Parquet flooring, door leading to front entrance,

Entrance Hall

Ceiling light, carpet to flooring, doors leading to lounge, kitchen, cloakroom, storage cupboard, stairs to first floor.

Cloakroom

Ceiling light, vinyl to flooring, low level WC, part-tiled walls.

Kitchen

2.95m x 2.51m (9' 8" x 8' 3")
Front aspect UPVC double-glazed window, ceiling light, vinyl to flooring, kitchen comprises of a range of wall and base units with work surface over, stainless steel sink & drainer, stainless steel gas hob, electric oven, space and plumbing for a washing machine, spaces for refrigerator and freezer, Composite door leading to side of property.

Lounge/Dining Room

5.66m x 4.20m (18' 7" x 13' 9")
Rear aspect UPVC double-glazed window and French doors leading to rear garden, two ceiling lights, carpet to flooring, radiator, feature fire surround with matching inset and hearth, coal-effect gas fire.

First Floor

Stairs & Landing

Side aspect double-glazed window, ceiling light, carpet to flooring, doors leading to all three bedrooms and bathroom, loft access hatch.

Bedroom One

4.09m x 2.91m (13' 5" x 9' 7")
Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, a range of built in wardrobes.

Bedroom Two

3.18m x 2.71m (10' 5" x 8' 11")
Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Three

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

Bathroom

Front aspect UPVC double-glazed obscured window, ceiling light, vinyl to flooring, part-tiled walls, two piece suite, low level WC, pedestal wash hand basin with chrome mixer taps, walk-in shower with wall mounted electric shower.

External

Front/Side

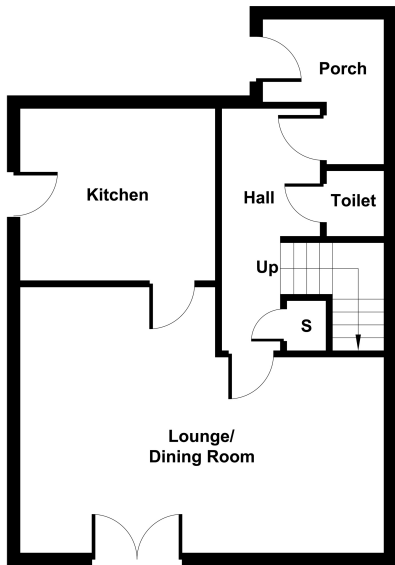
Offering an open plan garden, laid to lawn with mature planted borders, off road parking with access to garage, with access to side garden.

Garage

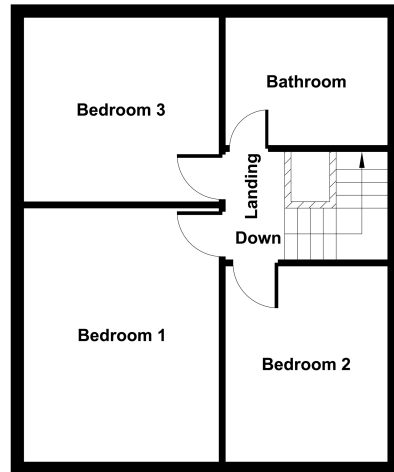
Built to brick construction with Metal up and over doors, mains power and lighting

Rear Garden

Bound by wood panel fencing, laid to lawn with mature planted borders, paved patio area, South/West facing garden.



Ground Floor



First Floor



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