



302 Liverpool Road

Widnes, WA8 7HT



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# Liverpool Road

Widnes, WA8 7HT

Asking Price £190,000

Offered to market with NO CHAIN, this traditional THREE BEDROOM SEMI DETACHED PROPERTY, the property requires full modernisation, located in popular residential area, situated on LIVERPOOL ROAD, close to local amenities, shops, primary schools and ORMISTION CHADWICK, HOUGH GREEN railway station and major road networks. The property is an IDEAL FAMILY HOME, benefitting from UPVC double-glazing and central heating, attached GARAGE, large enclosed rear garden, OFF ROAD PARKING, please contact our office to arrange a viewing to see its potential, 0151 424 5100 option 1.





Awaiting EPC

Ground Floor

#### Entrance Porch

Entered via UPVC double-glazed French doors, tiles to flooring, access to entrance hall via a wooden door.

#### Entrance Hall

Ceiling light, carpet to flooring, radiator, doors leading to lounge, sitting room, under stairs storage and kitchen, stairs to first floor.

#### Lounge

4.30m x 3.40m (14' 1" x 11' 2")

Front aspect UPVC double-glazed bay window, ceiling light, carpet to flooring, radiator, decorative picture rail, tiled feature fire surround with inset log effect gas fire.

#### Sitting Room

4.30m x 3.40m (14' 1" x 11' 2")

Rear aspect half bay UPVC double-glazed window, ceiling light, carpet to flooring, radiator, decorative picture rail, fire surround with inset log effect gas fire.

#### Kitchen

2.35m x 1.95m (7' 9" x 6' 5")

Side aspect Aluminium double-glazed window, ceiling light, tiles to flooring, part-tiled walls, kitchen comprises a range of wall and base units with work surface over, electric hob, eye level electric oven, door to utility room,

#### Utility Room

Side aspect window, UPVC double-glazed door leading to rear garden, door to WC.

#### Cloakroom

Rear aspect UPVC double-glazed window, ceiling light, fully tiled walls and ceiling, low level WC.



First Floor

#### Stairs & Landing

Side aspect window, ceiling light, carpet to flooring, doors leading to three bedrooms and bathroom.

#### Bedroom One

4.30m x 3.40m (14' 1" x 11' 2")

Front aspect UPVC double-glazed bay window, ceiling light, carpet to flooring, radiator, tiled fire surround with matching hearth and inset.

#### Bedroom Two

4.30m x 3.40m (14' 1" x 11' 2")

Rear aspect UPVC double-glazed bay window, ceiling light, carpet to flooring, radiator, tiled feature fire surround with inset gas fire.

#### Bedroom Three

2.18m x 2.0m (7' 2" x 6' 7")

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

#### Bathroom

Side aspect window, ceiling light, vinyl to flooring, chrome heated towel rail, fully tiled walls, vanity styled unit housing wash hand basin, walk-in shower with thermostatic controlled mixer shower, low level WC.

External

#### Front

Bound by brick walls, access via wrought iron gates, providing off road parking laid to block paving for two vehicles, path leading to front entrance, garage and side access to rear garden.

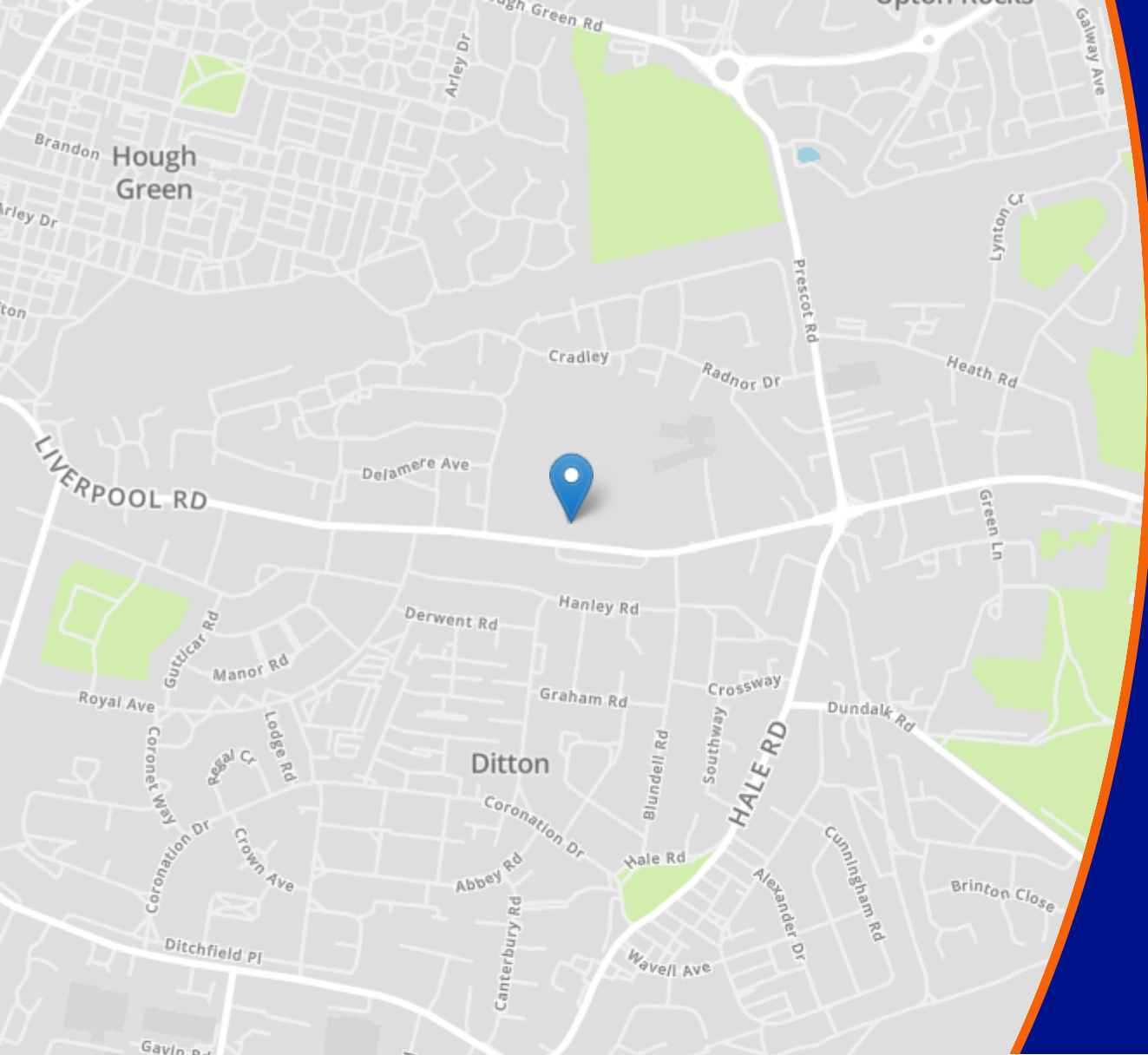
#### Garage

Up and over door, side aspect window and door leading to rear garden.

#### Rear Garden

Bound by wood panel fencing, offering a large garden not overlooked at the rear.





Myler & Co

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