



89 Lynton Crescent  
Widnes, WA8 7NT



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# Lynton Crescent

Widnes, WA8 7NT

Asking Price Offers Over £250,000

Offered to market with this THREE BEDROOM SEMI-DETACHED FAMILY HOME, benefitting from UPVC double-glazing, gas central heating, GARAGE, good sized enclosed rear garden which is not overlooked. PRIME LOCATION, ideal FIRST or SECOND TIME property, close to local amenities, shops, schools, major road and railway networks. Viewing is HIGHLY recommended.





#### Ground Floor

##### Entrance Porch

Entered via UPVC double-glazed sliding door, tiles to flooring, UPVC double-glazed door leading to entrance hall.

##### Entrance Hall

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

##### Lounge

4.65m x 3.48m (15' 3" x 11' 5")  
UPVC double-glazed half bay window, ceiling light, carpet to flooring, radiator, wall mounted coal effect gas fire, with Marble hearth.

##### Kitchen/Dining Room

5.48m x 4.03m (18' 0" x 13' 3")  
Rear aspect UPVC double-glazed window, two Velux double-glazed windows, recessed ceiling lights, vinyl to flooring, radiator.  
Kitchen Area  
Fitted with a range of wall and base units, work surface over, stainless steel sink and drainer with chrome mixer tap, tiles splashback, stainless steel high level double oven, space and plumbing for a washing machine, integral fridge/freezer & dishwasher, UPVC double-glazed door leading to side of property.

##### Family Room

6.09m x 3.49m (20' 0" x 11' 5")  
Rear aspect UPVC double-glazed sliding patio doors leading to rear garden, Two ceiling lights, carpet to flooring, two radiators.

##### First Floor

##### Stairs & Landing

Ceiling light, carpet to flooring, doors leading to all three bedrooms.



#### Bedroom One

4.27m x 3.50m (14' 0" x 11' 6")

UPVC double-glazed half bay window, ceiling light, carpet to flooring, radiator, range of fitted wardrobes.

#### Bedroom Two

3.50m x 3.35m (11' 6" x 11' 0")

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

#### Bedroom Three

4.51m x 3.05m (14' 10" x 10' 0")

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 four piece bathroom, low level WC, vanity styled unit housing wash hand basin, chrome mixer tap, panel-enclosed bath with chrome taps, enclosed shower cubicle with folding doors, thermostatic controlled mixer shower, fully tiled walls.

#### External

##### Front Garden

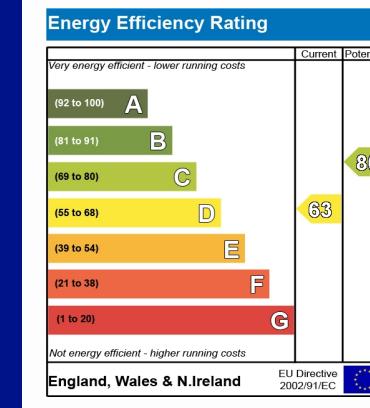
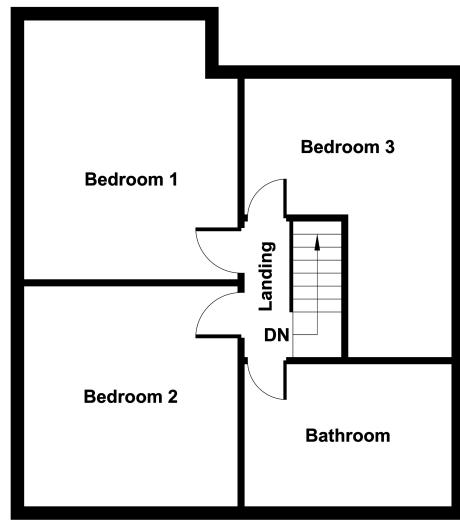
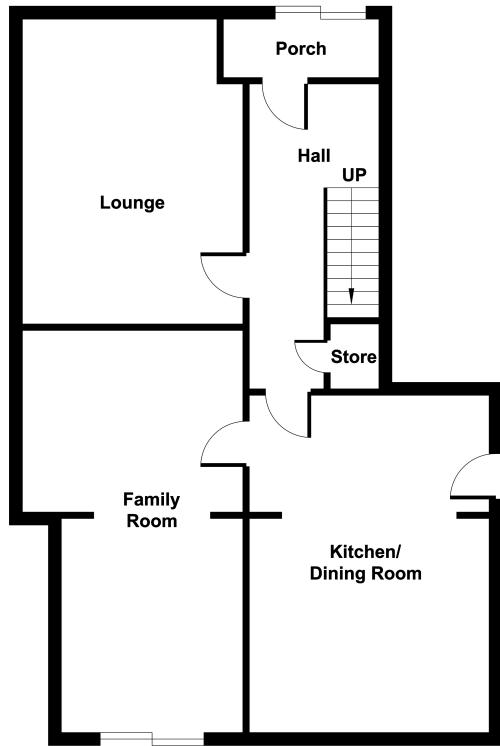
0m x 0m (0' 0" x 0' 0") Open plan garden, laid to lawn, paved path leading to front entrance and off road parking with access to garage and gated access to rear of the property.

##### Garage

Up and over door

##### Rear Garden

Providing a good sized garden that is not overlooked, Bound by wood panel fencing, paved patio area to rear of the property, laid to lawn with patio area at the rear, shed.



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