



38 Norlands Lane

Widnes, WA8 5AS



0151 424 5100
info@mylerestates.com



Norlands Lane

Widnes, WA8 5AS

Asking Price £235,000

Offered to market with **NO ONWARD CHAIN**, this **THREE BEDROOM** semi detached family home. Located on popular **NORLANDS LANE** area, close to local amenities, shops, **WADE DEACON ACADEMY**, Widnes North railway station and major road networks. The property is in need of **RENOVATION**, offering partial **UPVC double-glazing**, gas central heating, the property has been extended to the ground floor. Providing off road parking and enclosed **SOUTH FACING** rear garden. Please contact our office to arrange a viewing to see its potential.





Ground Floor

Porch

Wood single glazed windows and door, light to ceiling, door to hall, tiled floor.

Entrance Hall

Lights to ceiling, radiator, stairs to first floor, wood burner in surround, doors to lounge, diner, kitchen and utility room.

Lounge

4.16m x 3.54m (13' 8" x 11' 7")

Front aspect single glaze bay window, light to ceiling, radiator, carpet to floor.

Dining Room

4.37m x 3.40m (14' 4" x 11' 2")

UPVC Double glazed window and french doors to garden, light to ceiling, radiator, gas fire.

Kitchen

3.44m x 3.38m (11' 3" x 11' 1")

Two UPVC Double glazed windows and door to garden, light to ceiling, wood floor. Kitchen comprises a range of wall and base units, stainless steel sink and mixer tap, stainless steel cooker, space for fridge freezer.

Utility Room

Light to ceiling, plumbing and space for washer dryer, tiled floor.

First Floor

Stairs and Landing

UPVC Double glazed window, light to ceiling, storage cupboard, doors to three bedrooms and bathroom, carpet to floor.

Bedroom One

4.26m x 3.5m (14' 0" x 11' 6")

Single glazed bay window, light to ceiling, radiator, carpet to floor.

Bedroom Two

3.80m x 3.40m (12' 6" x 11' 2")

UPVC Double glazed window, light to ceiling, radiator, carpet to floor.

Bedroom Three

1.90m x 2.45m (6' 3" x 8' 0")

UPVC Double glazed window, light to ceiling, radiator, carpet to floor.

Bathroom

UPVC Double glazed window, light to ceiling, radiator, bath, wash hand basin and pedestal, low level WC, vinyl to floor.

External

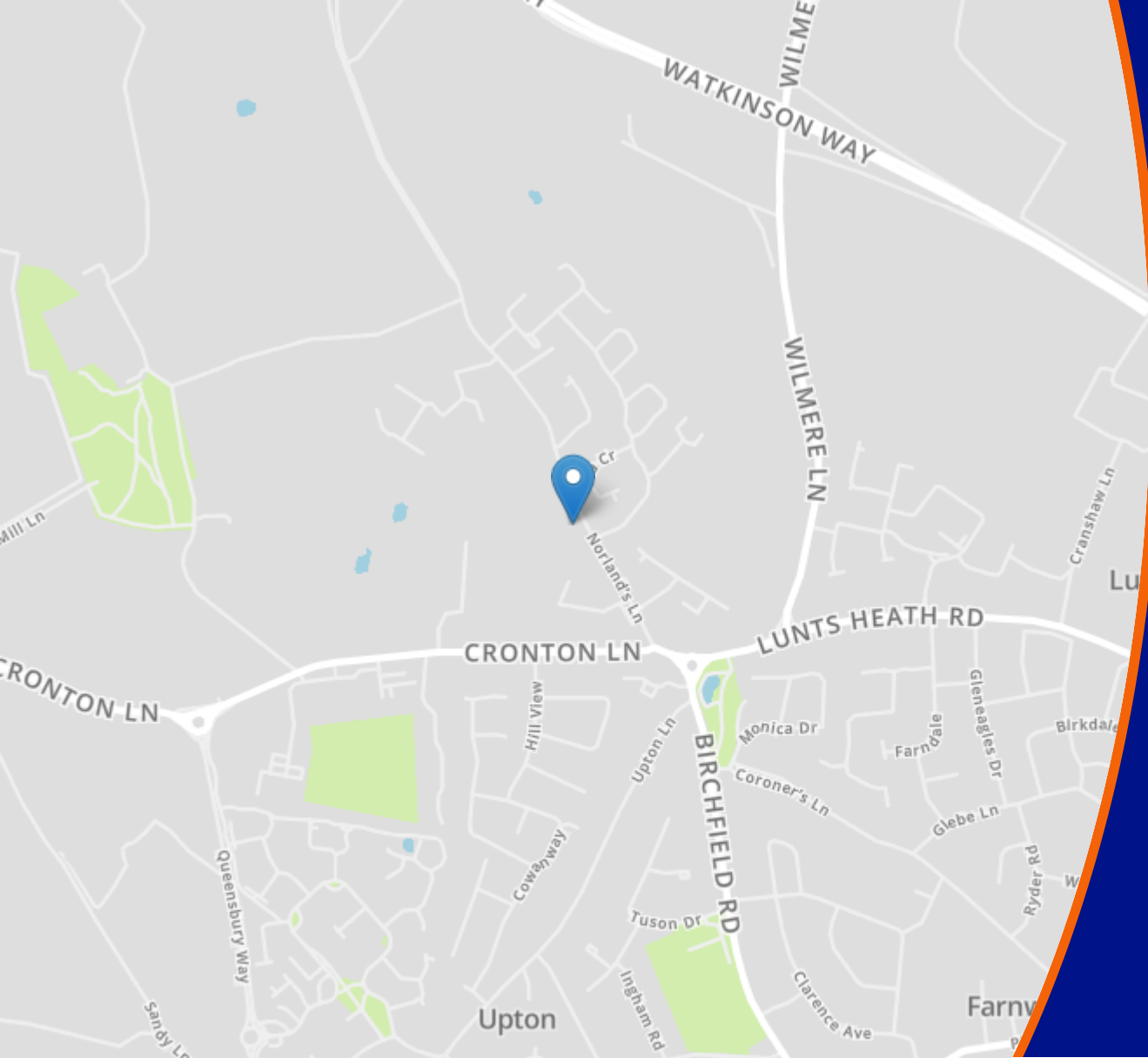
Front Garden

Driveway for off road parking, lawn with planted borders.

Rear Garden

Paved patio area, lawned with trees, wooden garden shed, bounded by wood panel fencing.

AWAITING EPC



Myler & Co

77, Albert Road, Widnes, Cheshire, WA8 6JS

0151 424 5100

info@mylerestates.com