



# 7 Browning Avenue

Widnes, WA8 7BW



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Widnes, WA8 7BW

Offers Over £110,000

NEW to the market this FOUR BEDROOM MID TERRACE FAMILY HOME. Situated just off Lower House Lane, within walking distance to Widnes town centre and is in the CATCHMENT AREA for Wade Deacon Academy and St Peters and Paul's Catholic College. This Property benefits from OFF ROAD PARKING, UPVC Double glazing, spacious gardens and ample living space. Close to local shops, Widnes RAILWAY STATION and has great transport links/networks. Ideal for an INVESTMENT OPPORTUNITY, Viewings recommended.

## Ground Floor

### Entrance Hall

Entered via composite door, ceiling light, carpet to flooring, stairs to first floor, doors leading to lounge, dining room, kitchen and bathroom.

### Lounge

5.88m x 3.34m (19' 3" x 10' 11")

Front aspect UPVC double-glazed window, rear aspect UPVC double-glazed French doors leading to garden, two ceiling lights, coved and textured ceiling, decorative picture rail, feature fire surround with inset gas fire, carpet to flooring.

### Dining Room

3.94m x 2.73m (12' 11" x 8' 11")

Front aspect UPVC double-glazing, ceiling light, coved and textured ceiling, decorative picture rail, carpet to flooring, wall mounted gas fire.

### Kitchen

3.15m x 2.71m (10' 4" x 8' 11")

Rear aspect UPVC double-glazed window, ceiling light, tiles to flooring, UPVC part-glazed door leading to rear garden, kitchen comprised of a range of wall and base units with worksurface over, stainless steel sink and drainer with chrome taps, space for a freestanding gas cooker, space for fridge/freezer, space and plumbing for a washing machine.

### Bathroom

Two UPVC double-glazed windows, ceiling light, fully tiled walls, tiles to flooring, low level WC, pedestal wash hand basin with chrome taps, enclosed shower cubicle, wall mounted electric shower.

## First Floor

### Stairs & Landing

Ceiling light, carpet to flooring, doors leading to all four bedrooms, storage cupboard.

### Bedroom One

5.52m x 2.72m (18' 1" x 8' 11")

Two front aspect UPVC double-glazed window, two ceiling lights, laminate to flooring

### Bedroom Two

4.52m x 2.73m (14' 10" x 8' 11")

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

### Bedroom Three

3.50m x 2.77m (11' 6" x 9' 1")

Rear aspect UPVC double-glazed window, ceiling light, laminate to flooring.

### Bedroom Four

4.69m x 2.71m (15' 5" x 8' 11")

Rear aspect UPVC double-glazed window, ceiling light, laminate to flooring.

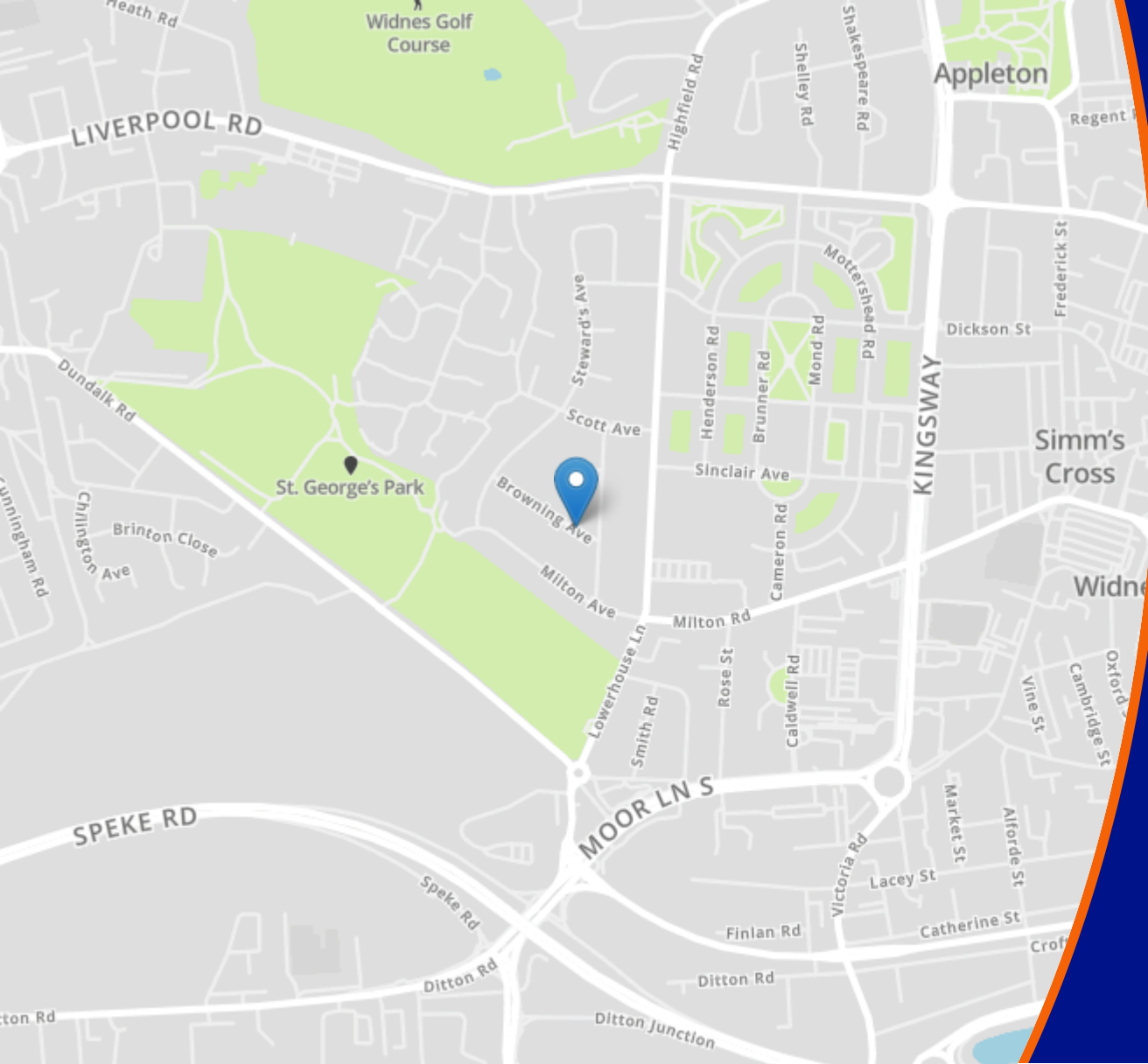
### External

#### Front Garden

Bound by brick wall with wrought iron fencing, wood panel fencing, access via wrought iron double gates leading to off road parking laid to paving.

#### Rear Garden

Bound by wood panel fencing, laid to lawn with mature planted shrubs.



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