



97 Frederick Street
Widnes, WA8 6PE



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Frederick Street

Widnes, WA8 6PE

ASKING PRICE £159,950

Offered to market with **NO ONWARD CHAIN**, this **THREE BEDROOM SEMI DETACHED FAMILY HOME**, the property does require modernising, located close to **WIDNES CENTRE**, walking distance to **VICTORIA PARK**, close to local primary schools and Academy's. The property offers a lounge, dining area, kitchen, **OFF ROAD PARKING**, front and rear garden. The property is **LEASEHOLD - £5 pa, 999 years** from being built. Viewings by appointment **ONLY**.





GROUND FLOOR

Porch

Entered via UPVC door, two UPVC double-glazing windows either side. Laminate to floor and wood door with glass paneling leading to entrance hall.

Entrance Hall

Laminate to floor, UPVC double-glazing window, stairway leading to first floor, ceiling light.

Lounge

6.4m x 3.4m (21' 0" x 11' 2")
UPVC double-glazing window, laminate to floor, one radiator, ceiling light.

Dining Room

2.2m x 2.6m (7' 3" x 8' 6")
Laminate to floor, two wall lights, UPVC double-glazed window, radiator.

Kitchen

3.8m x 2.6m (12' 6" x 8' 6")
Tiles to floor, a range of wood wall and base unit with work surface over, half tiled and half plastered walls, stainless steel sink with chrome mixer tap, and one UPVC double-glazed window.

Storage/Utility Room

5.6m x 1.8m (18' 4" x 5' 11")

FIRST FLOOR

Stairs and Landing

Carpet to floor, doors leading to three bedrooms and bathroom.

Bedroom One

3.2m x 3.1m (10' 6" x 10' 2")
Laminate to floor, UPVC double-glazed window, radiator, ceiling light.

Bedroom Two

2.9m x 3.1m (9' 6" x 10' 2")
Carpet to floor, UPVC double glazed window, radiator, ceiling light.

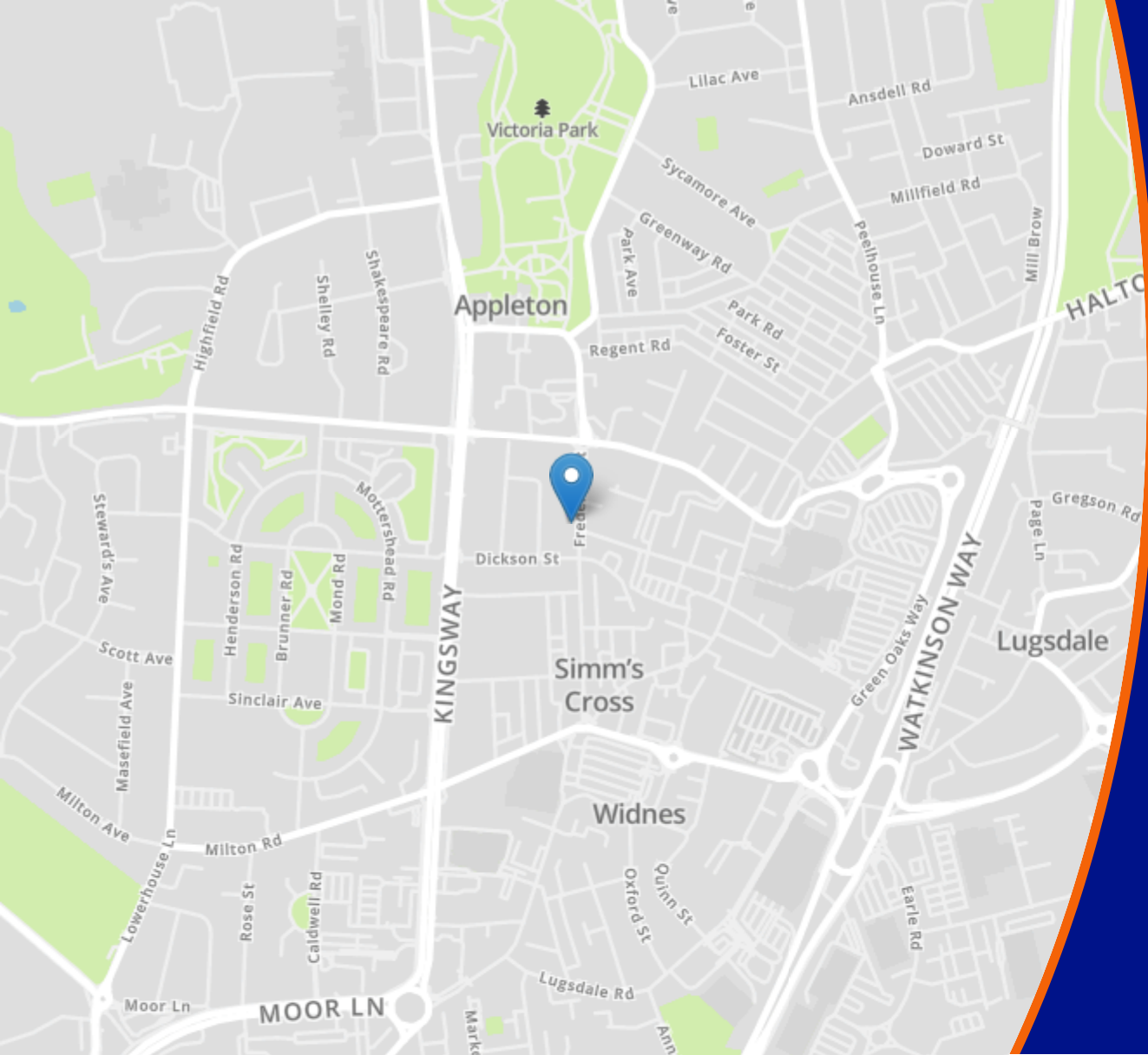
Bedroom Three

2.00m x 2.00m (6' 7" x 6' 7")
Carpet to floor, one UPVC double-glazed window, radiator and ceiling light point.

Bathroom

1.5m x 2.00m (4' 11" x 6' 7")

EXTERNAL



Myler & Co

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