



10 Marsh Brook Road
Widnes, WA8 5DZ



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Offers in Region of £340,000

Offered to market with NO CHAIN this THREE BEDROOM SEMI-DETACHED family home located on the Redrow Built LANCASTER PLACE development in North of Widnes. Located close to excellent LOCAL SCHOOLS and MAJOR ROAD & RAILWAY NETWORKS. Beautifully presented throughout, the property benefits from UPVC double glazing and gas central heating. Features include a DETACHED GARAGE, FRONT & REAR GARDENS with OFF ROAD PARKING for THREE vehicles. Viewing highly recommended.





Ground Floor

Entrance Hall

Entered via UPVC double glazed composite door, laminate to flooring, two ceiling lights, radiator, stairs leading to first floor, doors leading to cloak room, lounge and diner, storage cupboard with plumbing for washing machine.

Cloakroom

Tiled flooring, ceiling light, radiator, UPVC double glazed window, wash hand basin with pedestal, low level W.C.

Lounge

4.95m x 3.25m (16' 3" x 10' 8")
Laminate to flooring, ceiling light, radiator, UPVC double glazed window, pebble effect electric fire.

Kitchen / Dining room

5.40m x 3.10m (17' 9" x 10' 2")
Kitchen Area:
Tiled flooring, four spotlights, UPVC double glazed window, comprises of a range of wall and base units with work surfaces over, 1½ bowl stainless steel sink with mixer tap, high level stainless steel oven, gas hob, extractor canopy, integral microwave, integral dish washer and fridge freezer.

Dining Area:
Tiled flooring, four spotlights, radiator, UPVC double glazed French doors leading to rear garden.

First Floor

Stairs and Landing

Carpet to flooring, ceiling light, two storage cupboards, doors to all three bedrooms and bathroom.

Bedroom One

3.66m x 2.65m (12' 0" x 8' 8")
Carpet to flooring, ceiling light, radiator, UPVC double glazed window, range of fitted wardrobes, door leading to En-suite.

En-Suite

Tiled flooring and walls, three ceiling lights, heated chrome towel rail, double shower cubicle with chrome mixer shower, wall mounted wash hand basin and low level W.C.

Bedroom Two

3.13m x 3.03m (10' 3" x 9' 11")
Carpet to flooring, ceiling light, radiator, UPVC double glazed window.

Bedroom Three

Carpet to flooring, ceiling light, radiator, UPVC double glazed window.

Bathroom

Tiled flooring, three ceiling lights, heated chrome towel rail, bath with chrome mixer shower over, wall mounted wash hand basin, low level W.C.

External

Front Garden

Pathway access with graveled front garden.

Driveway

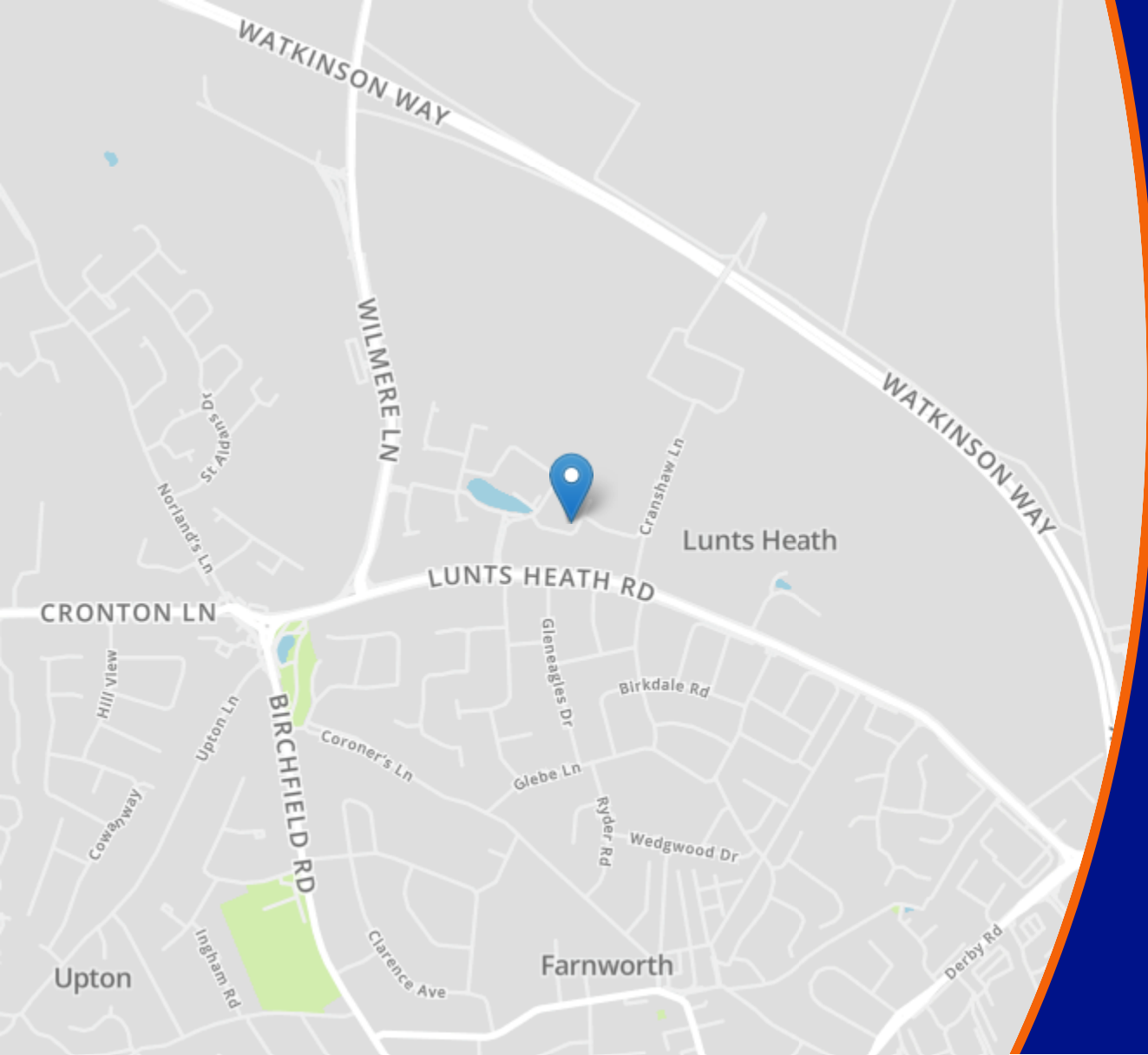
Driveway parking with access to garage, space for three cars.

Rear Garden

Bound by wood panel fencing, paved patio area leading to a well maintained garden with well stocked borders.

Detached Garage

Brick built, metal up and over door, full power and lighting.



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