



6 Budworth Avenue  
Widnes, WA8 7PG



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# Budworth Avenue

Widnes, WA8 7PG

£185,000

Offered to market this **TWO BEDROOM SEMI DETACHED DORMER BUNGALOW, NO ONWARD CHAIN**, Located in a popular residential area which is close to local amenities, shops, schools including **ORMISTON CHADWICK ACADEMY**, major road & Motorway networks and walking distance to Hough Green railway station. Benefiting from UPVC double glazing and Gas Central Heating. Early viewing is highly recommended.





## Ground Floor

### Entrance Hall

Entered via UPVC double glazed door, UPVC double glazed window, Laminate to floor, Ceiling light, Doors to lounge, Two Bedrooms and Bathroom.

### Lounge

4.86m x 3.65m (15' 11" x 12' 0")

Carpet to floor, Ceiling light, Radiator, Door to kitchen, UPVC double glazed patio doors to rear garden.

### Kitchen

3.04m x 2.09m (10' 0" x 6' 10")

Vinyl to floor, Ceiling light, Radiator, two UPVC double glazed windows, Kitchen comprises off a range of wall and base unit with work surface over, 1½ stainless steel sink with mixer tap, Electric cooker, gas hob with extractor fan over, space for washing machine.

### Bedroom One

3.65m x 3.34m (12' 0" x 10' 11")

Carpet to floor, Ceiling light, Radiator, UPVC double glazed window.

### Bedroom Two

3.05m x 2.70m (10' 0" x 8' 10")

Carpet to floor, Ceiling light, Radiator, UPVC double glazed window.

## Bathroom

Tiles to floor and walls, Ceiling spot lights, UPVC double glazed obscured window, Heated chrome towel rail, Bath with Chrome mixer shower, Vanity hand wash basin, concealed cistern W/C

## First Floor

### Stairs & Landing

Full width stairs with inlaid fitted bookshelves, Carpet to floor, door to loft room.

### Loft Room

8.63m x 3.09m (28' 4" x 10' 2")

Carpet to floor, Ceiling spot lights, two double glazed Velux windows.

## External

### Front

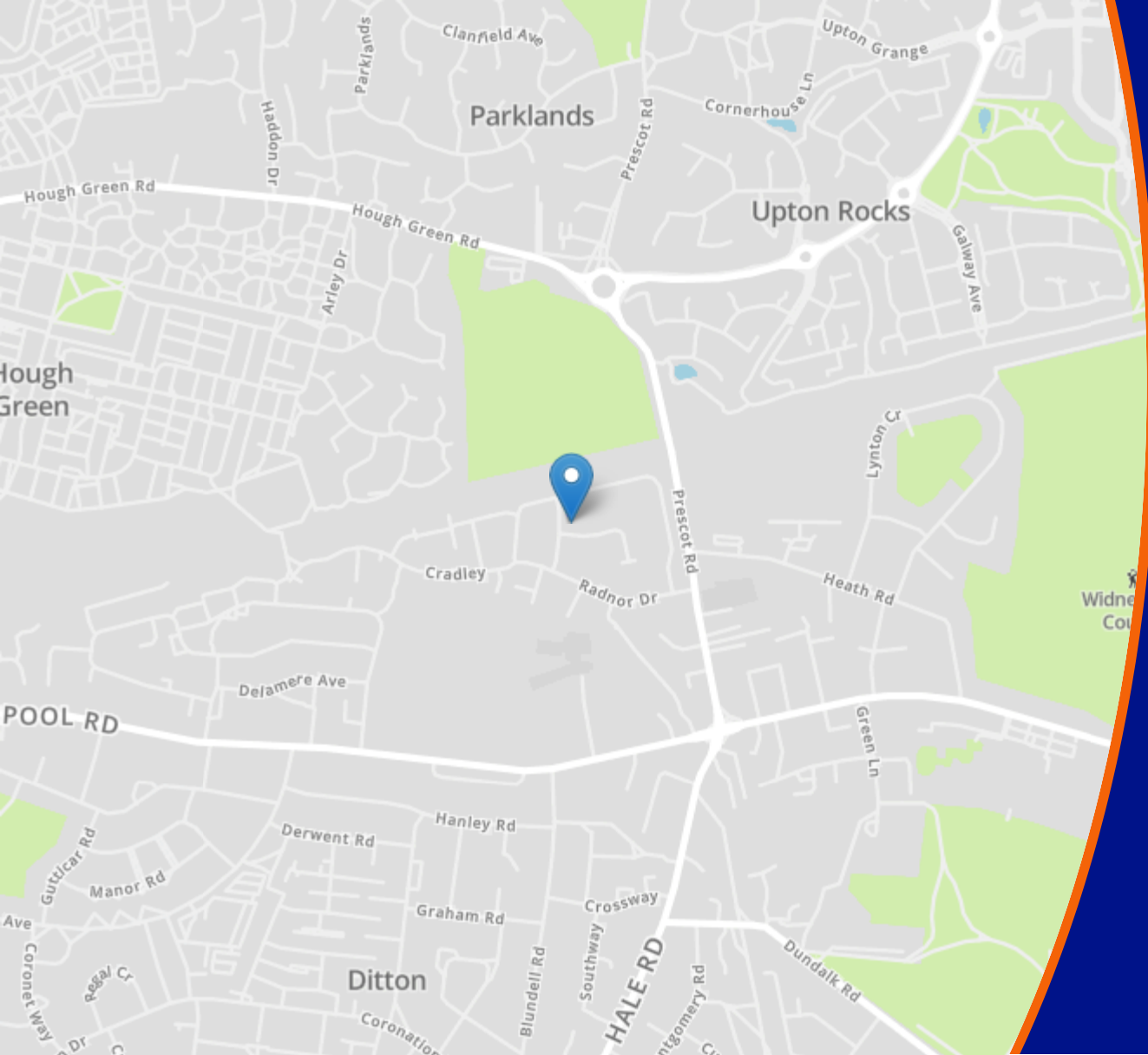
Well maintained front garden with lawn areas and driveway providing off road parking.

### Rear

Paved patio area with steps leading to good sized lawn area. Brick built out building providing extra outdoor storage.







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