



# 20 Darlington Court

Widnes, WA8 7ST



0151 424 5100  
[info@mylerestates.com](mailto:info@mylerestates.com)



# Darlington Court

Widnes, WA8 7ST

OFFERS OVER £65,000

Offered to market this TWO BEDROOM GROUND FLOOR APARTMENT, offered with a TENANT IN SITU, currently achieving £470pcm - however this could increase to £550 pcm. Located within easy reach of town centre and with good links to all local roads and motorway networks. In brief the apartment comprises of hall, bathroom, lounge, kitchen and two bedrooms. The apartment benefits from UPVC double glazing and electric economy seven heating throughout. One allocated parking space further enhances the property. IDEAL INVESTMENT or FIRST TIME HOME OPPORTUNITY. Viewings advised.





## AWAITING EPC

### Ground Floor

#### Hall

Laminate to floor. Electric wall heater and storage cupboard. Doors to lounge, two bedrooms and bathroom.

#### Lounge

4.37m x 3.10m (14' 4" x 10' 2")

UPVC double glazed window. Laminate to floor, ceiling light, electric feature fire. Door to kitchen.

#### Kitchen

3.05m x 2.03m (10' x 6' 8")

UPVC double glazed window. Fully fitted kitchen. Electric wall heater. Space for washer and fridge freezer.

#### Bedroom One

3.86m x 3.20m (12' 8" x 10' 6")

UPVC double glazed window, laminate to floor, ceiling light. Electric wall heater.

#### Bedroom Two

3.05m x 2.03m (10' x 6' 8")

UPVC double glazed window, laminate to floor, ceiling light. Electric wall heater.

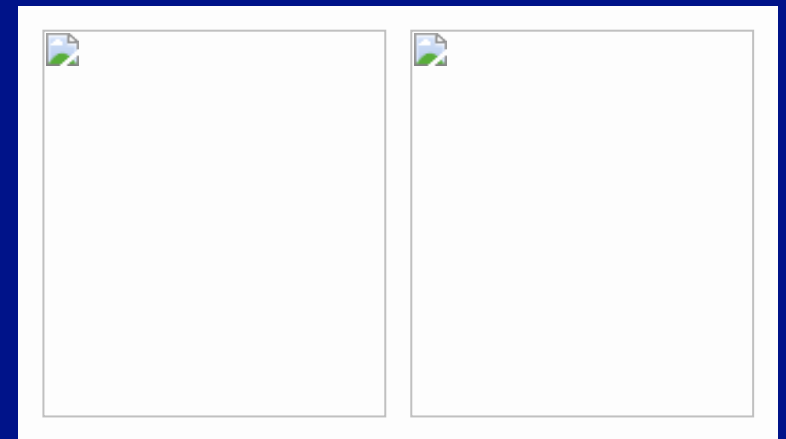
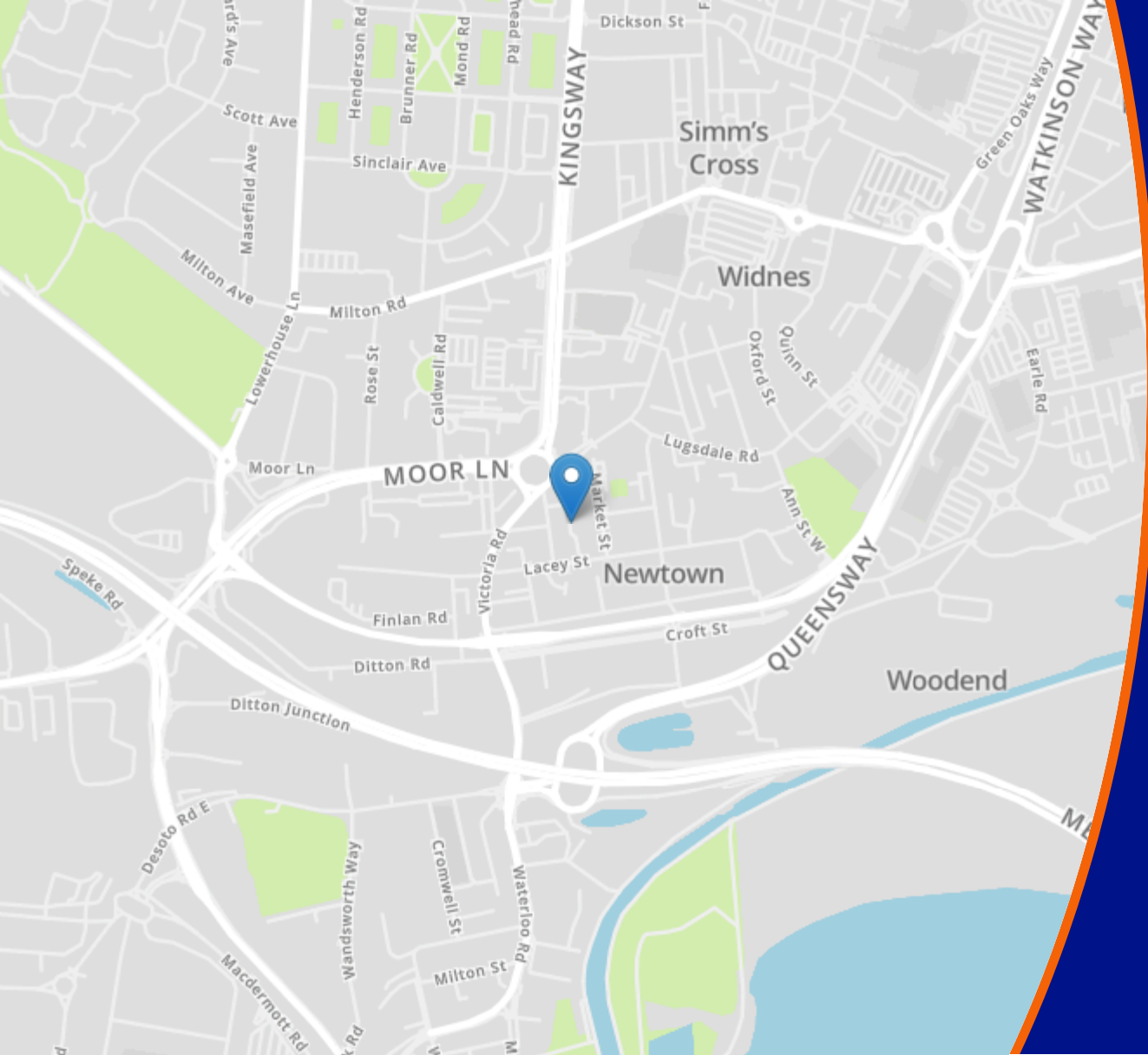
### Bathroom

3.20m x 1.96m (10' 6" x 6' 5")

Vinyl to floor, Tiled splash back areas , ceiling light. White three piece bathroom suite.

### External

#### One Parking Space



Myler & Co  
77, Albert Road, Widnes, Cheshire, WA8 6JS  
0151 424 5100  
[info@mylerestates.com](mailto:info@mylerestates.com)