



19 Snowberry Close  
Widnes, WA8 3XZ



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



# Snowberry Close

Widnes, WA8 3XZ

OFFERS OVER £255,000

Offered to market with NO ONWARD CHAIN this THREE BEDROOM SEMI-DETACHED FAMILY HOME, Located on popular WEATES CLOSE DEVELOPMENT, close to local amenities, shops, PRIMARY SCHOOLS, major road and railway networks, walking distance to SUNNY BANK WOODLAND PARK, benefitting from UPVC double-glazing, gas central heating, GARAGE, OFF ROAD PARKING, ENCLOSED REAR GARDEN, viewing is HIGHLY RECOMMENDED.





## Ground Floor

### Entrance Hall

Entered via UPVC double-glazed door, ceiling light, laminate to flooring, door leading to lounge.

### Lounge

6.60m x 3.31m (21' 8" x 10' 10")

UPVC double-glazed window, two ceiling lights, laminate to flooring, radiator, stairs leading to first floor, double doors leading to dining room.

### Dining Room

3.94m x 3.43m (12' 11" x 11' 3")

Ceiling light, laminate to flooring, radiator, archway to summer room.

### Summer Room

2.57m x 1.77m (8' 5" x 5' 10")

Rear aspect double-glazed patio doors leading to rear garden, ceiling light, tiles to flooring, archway to kitchen.

### Kitchen

4.34m x 3.32m (14' 3" x 10' 11")

Rear aspect UPVC double-glazed window, two ceiling light, tiles to flooring, kitchen comprises of a range of wall and base units with work surface over, stainless steel sink and drainer with chrome mixer tap, stainless steel gas hob with matching splashback and chimney styled extractor fan over, stainless steel electric oven, space for fridge/freezer, space and plumbing for a washing machine.

## First Floor

### Stairs & Landing

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

## Bedroom One

4.40m x 3.10m (14' 5" x 10' 2")

UPVC double-glazed window, ceiling light, carpet to flooring, radiator, storage cupboard.

## Bedroom Two

3.43m x 2.28m (11' 3" x 7' 6")

UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

## Bedroom Three

3.40m x 2.65m (11' 2" x 8' 8")

UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

## Bathroom

UPVC double-glazed window, recessed ceiling lights, tiles to flooring, bathroom comprises of a three piece suite, pedestal wash hand basin, panel-enclosed bath, enclosed shower cubicle with electric shower.

## WC

UPVC double-glazed window, ceiling light, vinyl to flooring, low level WC.

## External

### Front

Bound by mature planted hedges, off road parking laid to paving, gated access leading to rear garden.

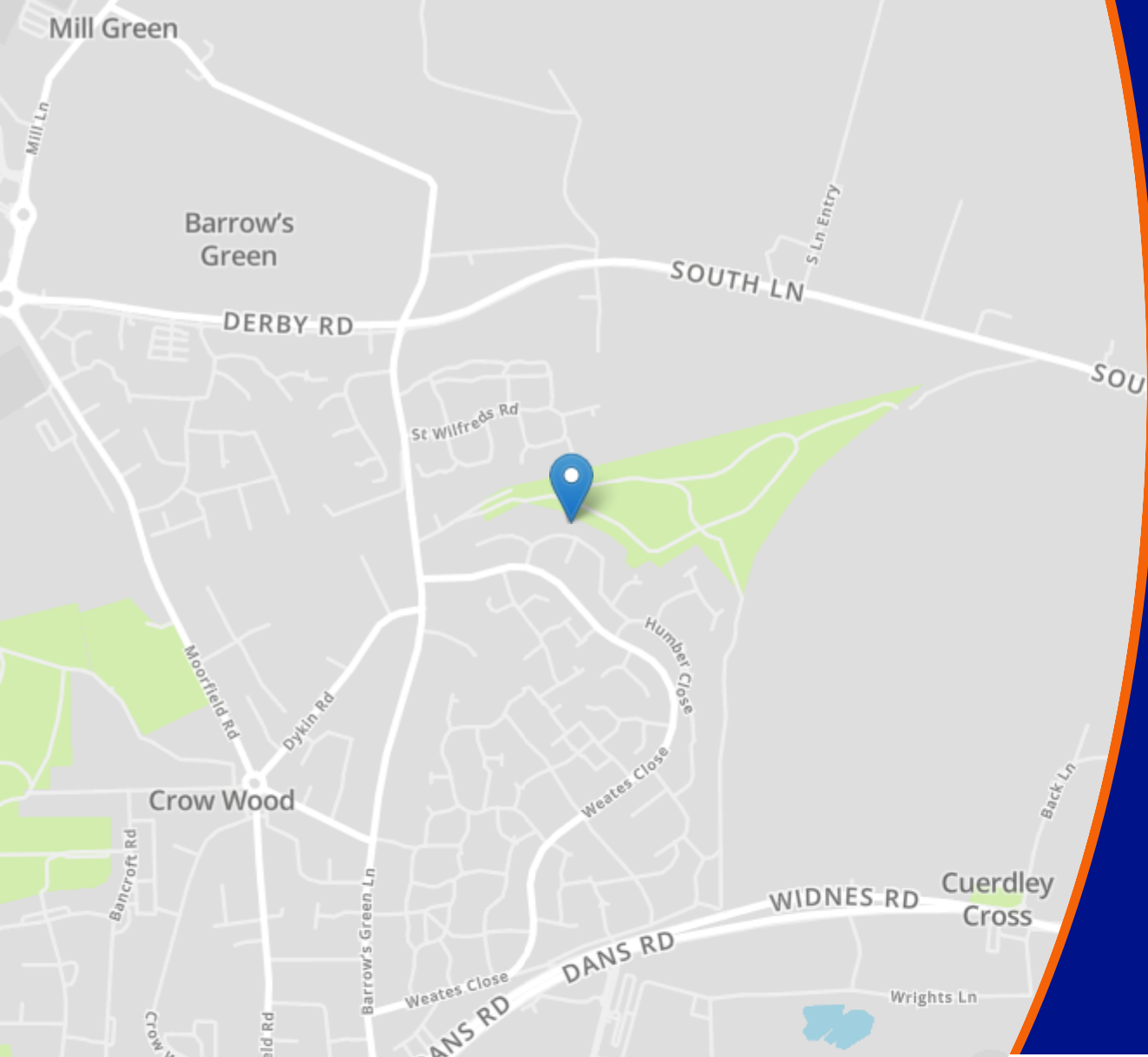
### Rear Garden

Bound by wood panel fencing, laid to lawn, garden is not overlooked.

## Garage

Up and over door.





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