



# 23 Darlington Court

Widnes, WA8 7ST



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



# Darlington Court

Widnes, WA8 7ST

MYLER LETTINGS are pleased to present this TWO BEDROOM APARTMENT. Close to all local amenities & public transport. This property is of a good standard throughout. Full electrical heating throughout. VIEWINGS RECOMMENDED.



### Communal Entrance

Entered via secure door, stairs leading to first floor.

### Entrance Hall

Entered via wooden door, ceiling light, carpet to flooring, wall heater, doors leading to lounge, both bedrooms and bathroom, storage cupboard.

### Lounge

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

Front aspect double-glazed window, ceiling light, carpet to flooring, wall heater, door leading to kitchen.

### Kitchen

2.00m x 3.00m (6' 7" x 9' 10")

Front aspect double-glazed window, ceiling light, vinyl to flooring. Kitchen comprises: a range of wall and base units, rolled edge work surface over, tiled splashbacks, electric hob and oven, extractor hood over, sink and drainer with mixer tap, space and plumbing for a washing machine and space fridge/freezer, wall heater.

### Bedroom One

3.90m x 3.25m (12' 10" x 10' 8")

Rear aspect double-glazed window, ceiling light, carpet to flooring, wall heater.

### Bedroom Two

2.00m x 3.00m (6' 7" x 9' 10")

Front aspect double-glazed window, ceiling light, carpet to flooring, wall heater.

### Bathroom

2.00m x 3.25m (6' 7" x 10' 8")

Ceiling light, vinyl to flooring, wall heater, extractor fan. Bathroom comprises: three piece white suite, low level WC, pedestal wash basin, panel-enclosed bath with chrome mixer tap attachment, wall mounted electric shower over, shower screen, storage cupboard.

### External

#### Allocated Parking

One allocated parking space.

### EPC

(EPC) EEC next to EIR



TOTAL APPROX. FLOOR AREA 552 SQ.FT. (51.3 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
Made with Metropix ©2016

Myler & Co  
77, Albert Road, Widnes, Cheshire, WA8 6JS  
0151 424 5100  
info@mylerestates.com