



258 Hale Road  
Widnes, WA8 8QA

The logo for MYLER & Co. features a stylized house icon with a blue roof and a white outline, positioned to the left of the company name. The name 'MYLER' is in white, and '& Co.' is in orange.

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





# Hale Road

Widnes, WA8 8QA

Asking Price £

Offered to market this TWO BEDROOM SEMI DETACHED PROPERTY, an ideal FIRST FAMILY HOME opportunity, located in popular residential area of DITTON. The property offers enclosed front and rear garden - which can accommodate OFF ROAD PARKING, KITCHEN/DINING AREA, CONSERVATORY, access to local amenities, PRIMARY schools, shops, good networks links, viewing is HIGHLY recommended, please contact our office to arrange a viewing 0151 424 5100





## Ground Floor

### Entrance Porch

Access via UPVC double-glazed door, all around aspect UPVC double-glazed units, tiles to flooring, wooden door leading to hallway, wall light.

### Entrance Hall

Ceiling light, radiator, carpet to flooring, door leading to lounge, stairs leading to first floor.

### Lounge

3.62m x 5.08m (11' 11" x 16' 8")  
 Front aspect UPVC double-glazed half bay window, ceiling light, two wall lights, carpet to flooring, feature fire surround with inset electric fire, matching inset and hearth, radiator, door leading to kitchen/dining area, under stairs storage.

### Kitchen

4.48m x 1.86m (14' 8" x 6' 1")

#### Kitchen

Side aspect UPVC double-glazed window, ceiling light, vinyl to flooring. Kitchen comprises of a range of wall and base units with worksurface over, stainless steel sink and drainer with chrome taps, ceramic gas hob, electric oven, space and plumbing for a washing machine, tumble dryer, under counter refrigerator, opening through to dining area, wall mounted gas central heating boiler.

### Dining Room

3.87m x 3.07m (12' 8" x 10' 1")

Rear aspect UPVC double-glazed sliding patio door leading to conservatory, side aspect UPVC door leading to side of property, ceiling light, radiator.

### Conservatory

3.12m x 2.66m (10' 3" x 8' 9")

Side aspect UPVC double-glazed French door leading to rear garden, ceiling fan light, brick wall with all around aspect UPVC double-glazed windows, tiles to flooring.



## First Floor

### Stairs & Landing

Side aspect UPVC double-glazed window, ceiling light, carpet to flooring, doors leading to both bedrooms and bathroom.

### Bedroom One

4.50m x 3.10m (14' 9" x 10' 2")

Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, decorative picture rail.

### Bedroom Two

3.00m x 2.19m (9' 10" x 7' 2")

Rear aspect UPVC double-glazed window, two ceiling lights, carpet to flooring, radiator.

### Bathroom

Rear aspect UPVC double-glazed obscured window, ceiling light, tiles to flooring, radiator. Bathroom comprises of three piece white suite, low level WC, pedestal wash hand basin with chrome taps, panel enclosed bath with mixer tap and shower attachment, part tiled walls.

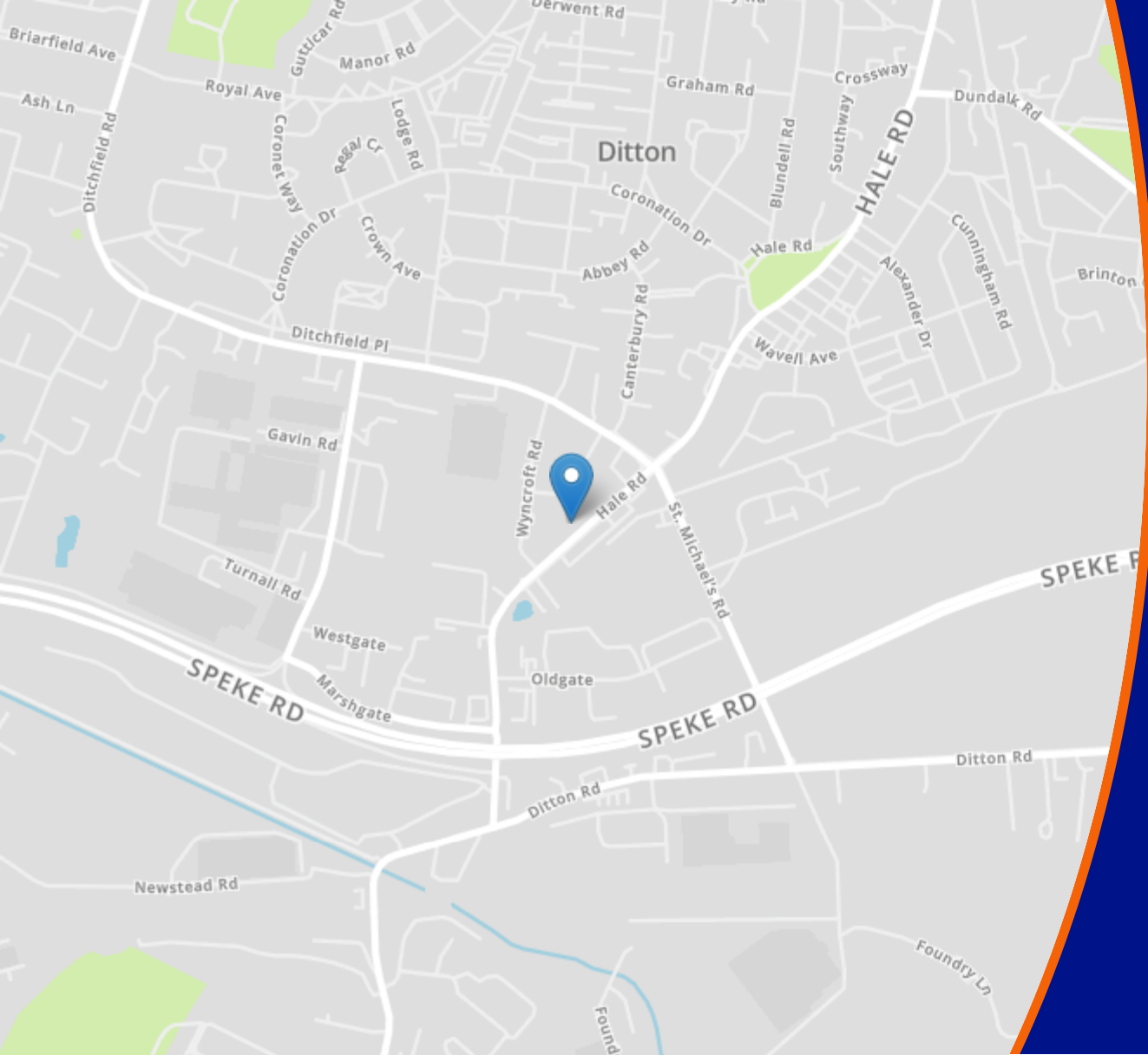
### External

#### Front Garden

Bound by brick wall and wood panel/concrete panels, wooden gated access with paved path leading to front entrance and rear of property, laid to lawn.

#### Rear Garden

Bound by wood panel fencing, low maintenance garden with porcelain paved patio area, artificial turf, shed, off road parking laid to shingle, double gated access to rear alley.



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