



14 Park Road  
Widnes, WA8 6HF



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# Park Road

Widnes, WA8 6HF

Offer in the Region of £85,000

Offered to market with NO ONWARD CHAIN, this THREE BEDROOM TRADITIONAL MID TERRACE FAMILY HOME, the property requires some modernisation and this is reflected in the price, ideal opportunity for any FIRST TIME BUYER or as an INVESTMENT OPPORTUNITY, close to local amenities, shops, schools, WIDNES TOWN CENTRE walking distance to VICTORIA PARK & WIDNES NORTH railway station, good networks links. Viewing is HIGHLY recommended to see potential.







## Ground Floor

### Entrance Hall

Entered via wooden door, ceiling light, carpet to flooring, radiator, stairs leading to first floor, door leading to lounge.

### Lounge

4.44m x 3.34m (14' 7" x 10' 11")

Front aspect UPVC double-glazed bay window, ceiling light, carpet to flooring, radiator, wall mounted gas fire, archway leading to dining room.

### Dining Room

3.90m x 3.43m (12' 10" x 11' 3")

Rear aspect UPVC double-glazed French door leading to rear courtyard, ceiling light, carpet to flooring, door to kitchen.

### Kitchen

3.37m x 2.22m (11' 1" x 7' 3")

Side aspect UPVC double-glazed window, two ceiling lights, vinyl to flooring, radiator. Kitchen comprises of a range of wall and base units with work surface over, stainless steel sink and drainer, space for a gas cooker, space and plumbing for a washing machine, space for fridge, door leading to rear hall.

### Rear Hall

Side aspect UPVC double-glazed door, ceiling light, vinyl to flooring, storage cupboard, door to bathroom.

## Bathroom

UPVC double-glazed window, ceiling light, carpet to flooring, radiator, bathroom comprises of a three piece suite, low level WC, pedestal wash hand basin, panel-enclosed bath.

## First Floor

### Stairs & Landing

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

### Bedroom One

4.42m x 3.47m (14' 6" x 11' 5")

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

### Bedroom Two

3.90m x 3.47m (12' 10" x 11' 5")

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

### Bedroom Three

3.18m x 2.67m (10' 5" x 8' 9")

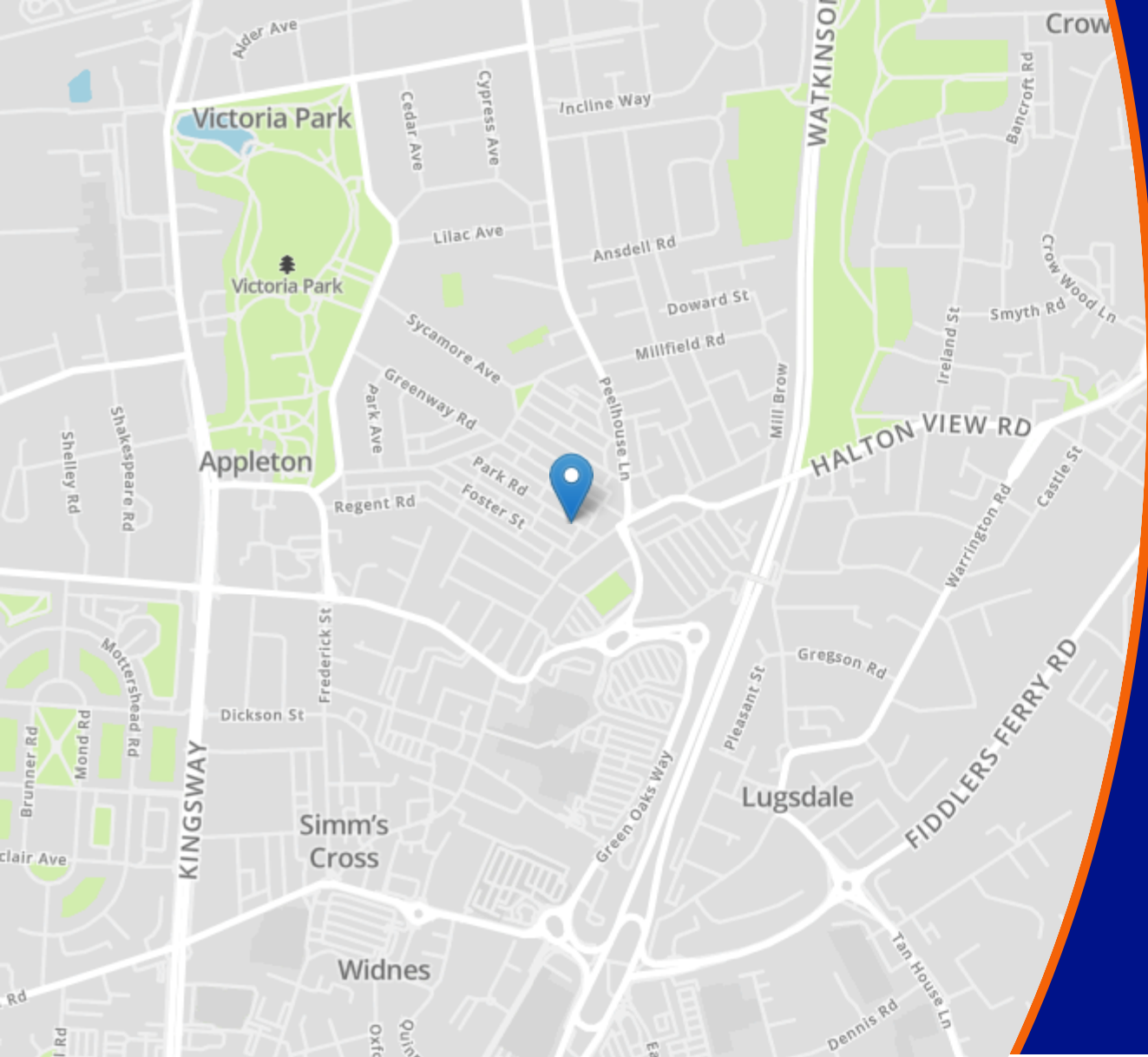
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

## External

### Rear Courtyard

Bound by brick walls with gate leading to rear alley.





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