



4 Holborn Court

Widnes, WA8 9UG



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Offers in the Region of £350,000

Offered to market on the popular SANDRINGHAM GARDENS development, this **FOUR BEDROOM DETACHED FAMILY HOME**. Benefitting from UPVC double-glazing, gas central heating, **TWO RECEPTION ROOMS**, **SUMMER ROOM**, **INTEGRAL GARAGE**, **OFF ROAD PARKING**, enclosed rear garden, **THREE BATHROOMS**, close to local amenities, shops, schools, major road and railway networks, viewing is **HIGHLY recommended**.





Ground Floor

Entrance Hall

Entered via double-glazed composite door, ceiling light, laminate to flooring, radiator, door to lounge, stairs leading to first floor.

Lounge

4.70m x 4.07m (15' 5" x 13' 4")
Front aspect UPVC double-glazed bay window, ceiling light, coving to ceiling, carpet to flooring, radiator. Media wall with inset electric fire, double-doors leading to kitchen/dining area.

Kitchen/Dining Room

7.74m x 2.78m (25' 5" x 9' 1")
Kitchen Area
Rear aspect UPVC double-glazed window, recessed ceiling lights, tiles to flooring, contemporary wall mounted radiator. Kitchen comprises of a modern fitted wall and base units with work surface over, tiled splashback, stainless steel 1½ bowl sink and drainer with chrome mixer tap, stainless steel gas hob with chimney styled extractor fan over, electric oven, integral refrigerator, freezer & dishwasher, door leading to utility room.
Dining Area
Recessed ceiling lights, tiles to flooring, radiator, doorway leading to Summer Room.

Summer Room

3.83m x 3.00m (12' 7" x 9' 10")
All around aspect UPVC double-glazed window, side aspect UPVC double-glazed French doors leading to rear garden. Recessed ceiling light, electric wall mounted heater.

Utility Room

2.48m x 1.29m (8' 2" x 4' 3")
Recessed ceiling lights, tiles to flooring, fitted with a range of wall and base units with work surface over, space and plumbing for a washing machine, door leading to shower room.

Shower Room

UPVC double-glazed obscured window, recessed ceiling lights, part-tiled walls, tiles to flooring, chrome heated towel rail, low level WC, vanity styled unit housing wash hand basin with chrome mixer tap, fully tiled shower cubicle with thermostatic controlled mixer shower.

First Floor

Stairs & Landing

Ceiling light, carpet to flooring, doors leading to all four bedrooms and family bathroom.

Bedroom One

4.07m x 3.44m (13' 4" x 11' 3")
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, a range of fitted mirrored sliding wardrobe doors, storage cupboard, door leading to en-suite.

En-Suite

UPVC double-glazed obscured window, recessed ceiling lights, tiles to flooring, chrome radiator, low level WC, vanity styled unit housing wash hand basin with chrome mixer tap, enclosed shower cubicle with curved shower screen, thermostatic mixer shower.

Bedroom Two

4.24m x 2.64m (13' 11" x 8' 8")
Two UPVC double-glazed windows, ceiling light, carpet to flooring, radiator.

Bedroom Three

3.47m x 2.88m (11' 5" x 9' 5")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Four

2.67m x 2.62m (8' 9" x 8' 7")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Family Bathroom

UPVC double-glazed obscured window, recessed ceiling lights, tiles to flooring, radiator, fully tiled walls, low level WC, pedestal wash hand basin, panel-enclosed bath with shower screen, thermostatic mixer shower.

External

Front Garden

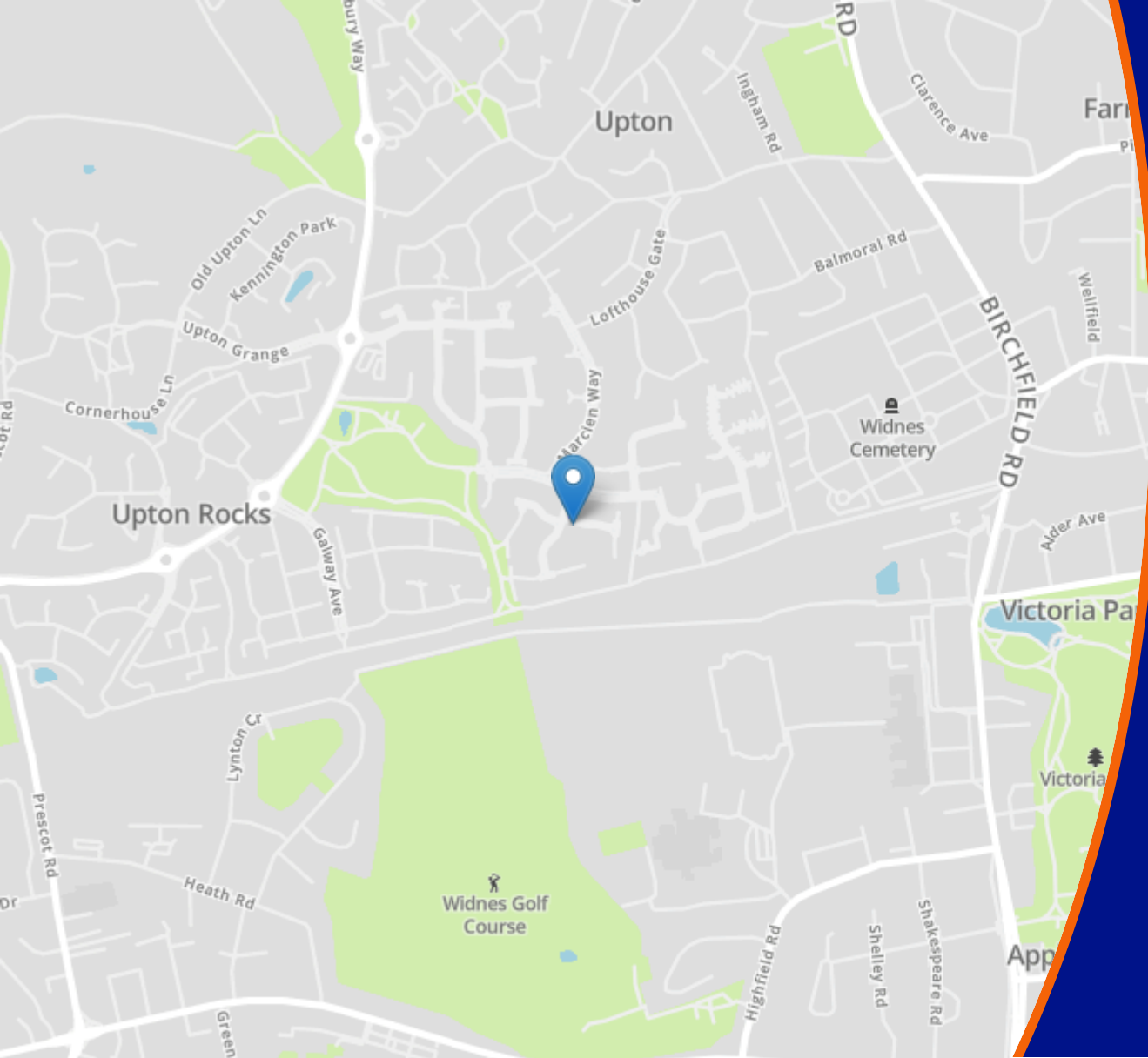
Providing an open plan garden space, laid to lawn with mature planted borders, off road parking laid to block paving, gated access leading to rear garden.

Garage

Up an dover door with mains power and lighting.

Rear Garden

Bound by wood panel fencing, laid to lawn with raised floor beds and decked area, paved patio area.



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