

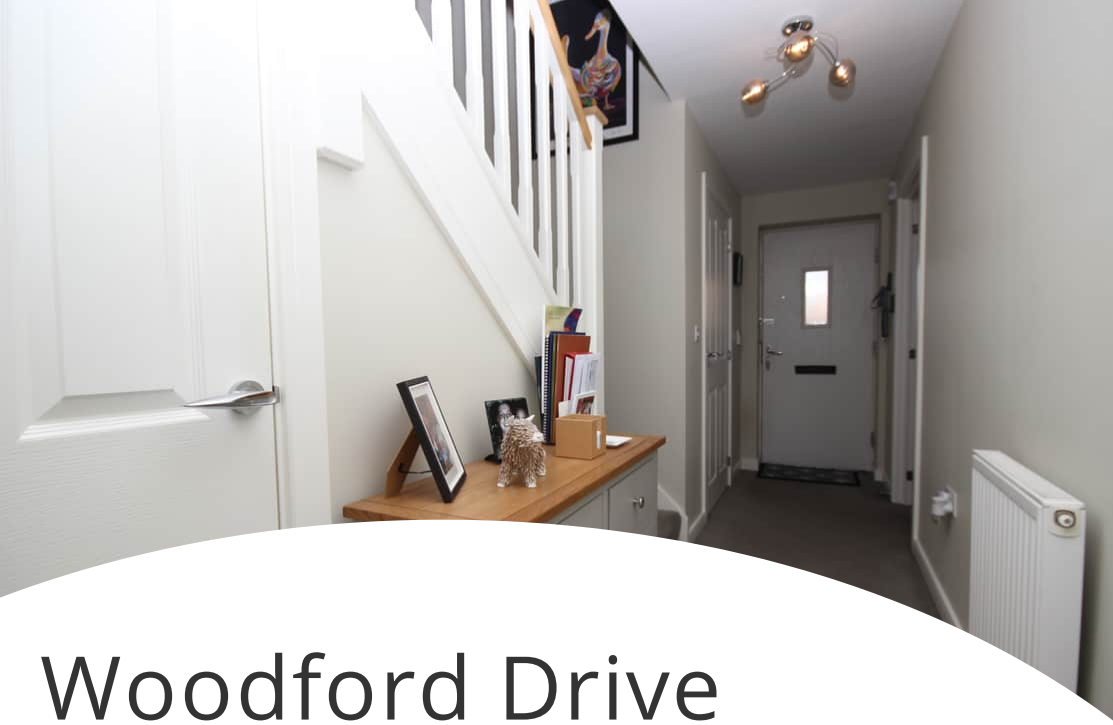


28 Woodford Drive

Widnes, WA8 9BF



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# Woodford Drive

Widnes, WA8 9BF

Asking Price £300,000

Offered to market this **THREE BEDROOM DETACHED FAMILY HOME**, located in **FARNWORTH VILLAGE**, close to local amenities with shops and schools nearby, good links to major road and railway networks. The property is built by Bellway, the property benefits from UPVC double glazing, gas central heating, cloakroom, EN-SUITE to master bedroom, OFF ROAD PARKING, front and rear gardens. Viewings **HIGHLY** recommended.





## Ground Floor

### Entrance Hall

Entered via Composite door, ceiling light, carpet to flooring, radiator, doors to cloakroom, lounge, kitchen, storage cupboard, stairs to first floor.

### Cloakroom

Front aspect UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator, comprising of a two piece white suite, low level WC, wall mounted wash hand basin.

### Lounge

5.52m x 3.33m (18' 1" x 10' 11")

Front aspect UPVC double-glazed bay window, ceiling light, carpet to flooring, radiator,

### Kitchen/Dining Room

5.53m x 3.31m (18' 2" x 10' 10")

#### Kitchen

Rear aspect UPVC double-glazed window, ceiling light, vinyl to flooring, kitchen comprises of a range of wall and base units with work surface over, stainless steel 1½ bowl sink and drainer with chrome mixer tap, space and plumbing for a washing machine & dishwasher, stainless steel gas hob with matching splashback, chimney styled extractor hood over, high level electric oven, integral fridge/freezer.

#### Dining Area

Rear aspect UPVC double-glazed French door leading to rear garden, ceiling light, vinyl to flooring, radiator.

## First Floor

### Stairs & Landing

Side aspect UPVC double-glazed window, ceiling light, carpet to flooring, door leading to all three bedrooms, storage cupboard and bathroom.

### Bedroom One

3.70m x 3.40m (12' 2" x 11' 2")

UPVC double-glazed window, ceiling light, carpet to flooring, radiator, door leading to en-suite.



### En-Suite

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator, comprising of a three piece white suite, low level WC, pedestal wash hand basin chrome mixer tap, enclosed shower cubicle with Mira thermostatic mixer shower, sliding shower door.

### Bedroom Two

3.50m x 2.80m (11' 6" x 9' 2")

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

### Bedroom Three

3.40m x 2.70m (11' 2" x 8' 10")

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

### Family Bathroom

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator. Bathroom comprises of a three piece white suite, low level WC, pedestal wash hand basin with chrome mixer tap, panel enclosed bath with chrome mixer tap, thermostatic controlled mixer shower, shower screen, part tiled walls.

## External

### Front

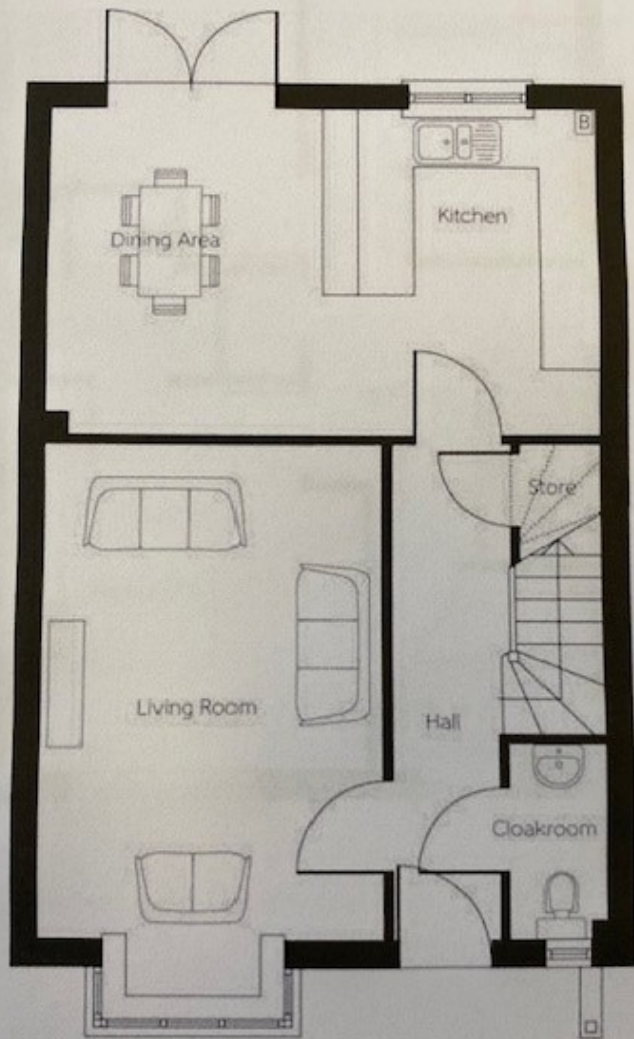
Offering an open plan garden, laid to paving with access to front entrance, mature planted shrubs, off road parking laid to tarmac with access to detached garage.

### Detached Garage

Up and over door.

### Rear Garden

Bound by wood panel fencing, laid to lawn, paved patio area, gated access leading to off road parking.



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