



73a Upton Grange

Widnes, WA8 9ZA



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Upton Grange

Widnes, WA8 9ZA

OFFERS OVER £360,000

Offered to market this **FOUR BEDROOM DETACHED FAMILY HOME, FREEHOLD**. Property is located on the sought after **UPTON GRANGE** development, benefitting from **UPVC double-glazing, gas central heating, DETACHED DOUBLE GARAGE, under floor heating to bathroom, NEWLY FITTED KITCHEN, EN-SUITE TO MASTER, spacious private rear garden, close to local amenities, shops, schools, major road and railway networks, viewing is HIGHLY RECOMMENDED.**





Ground Floor

Entrance Porch

Entered via UPVC double-glazed door, tiles to flooring, door leading to entrance hall.

Entrance Hall

Entered via hardwood door, ceiling light, carpet to flooring, radiator, doors leading to lounge, kitchen, cloakroom and storage.

Cloakroom

UPVC double-glazed obscured window, Porcelain tiles to walls and flooring, heated towel rail, low level WC, vanity styles unit housing wash hand basin.

Lounge

17' 1" x 11' 9" (5.21m x 3.58m)

Front aspect UPVC double-glazed window, ceiling light, coving to ceiling, dual wall lights, carpet to flooring, radiator, feature fire surround with matching inset and hearth, inset coal-effect gas fire, door leading to dining room.

Dining Room

10' 7" x 10' 1" (3.23m x 3.07m)

Rear aspect sliding patio door leading to patio area, ceiling light, coving to ceiling, carpet to flooring.

Kitchen

11' 8" x 14' 4" (3.56m x 4.37m)

Dual rear aspect UPVC double-glazed window, recessed ceiling light, ceiling pendant, inlaid real wood flooring, kitchen comprises of a newly fitted GERMAN designed kitchen fitted with a range of wall and base units, inset wash basin with chrome mixer tap & hot water tap, hot Granite work surface over, 5 ring gas burner with extractor hood over, two integral electric double oven, radiator, door leading to utility room.

Utility Room

5' 7" x 4' 8" (1.70m x 1.42m)

Hard wood door leading to side of property, ceiling light, inlaid wood flooring, radiator, fitted with a range of wall and base units, Granite work surface over, space and plumbing for a washing machine.

First Floor

Stairs & Landing

Ceiling light, carpet to flooring, radiator, loft access, doors leading to four bedrooms, family bathroom, storage cupboard.

Bedroom One

13' 1" x 11' 9" (3.99m x 3.58m)

Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, a range of fitted wardrobes and units, door leading to en-suite.

En-Suite

8' 2" x 3' 2" (2.49m x 0.97m)

Side aspect UPVC double-glazed obscured window, recessed ceiling lights, Porcelain tiles to walls and flooring, radiator, comprising of a three piece suite, low level WC, vanity styled unit housing a wash hand basin, walk-in shower.

Bedroom Two

12' 2" x 8' 10" (3.71m x 2.69m)

Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, a range of built-in wardrobes and units.

Bedroom Three

11' 2" x 9' 5" (3.40m x 2.87m)

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

Bedroom Four

7' 9" x 8' 9" (2.36m x 2.67m)

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

Family Bathroom

7' 9" x 6' 2" (2.36m x 1.88m)

Rear aspect UPVC double-glazed obscured window, ceramic tiles to walls and flooring with under floor heating, ceiling light, radiator, bathroom comprises of a three piece suite, low level WC, vanity styled unit housing wash hand basin, Jacuzzi styled bat.

External

Front

Off road parking, gates access to rear enclosed garden, offering an open plan well presented garden with mature planted borders and shrubs.

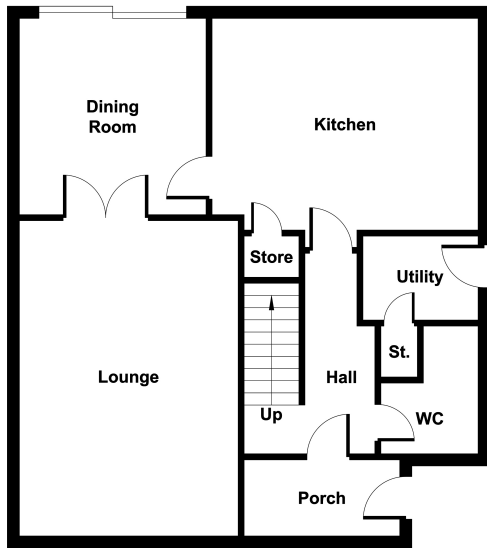
Double Detached Garage

Electric metal up and over door, wooden double-glazed window to side, mains power and lighting.

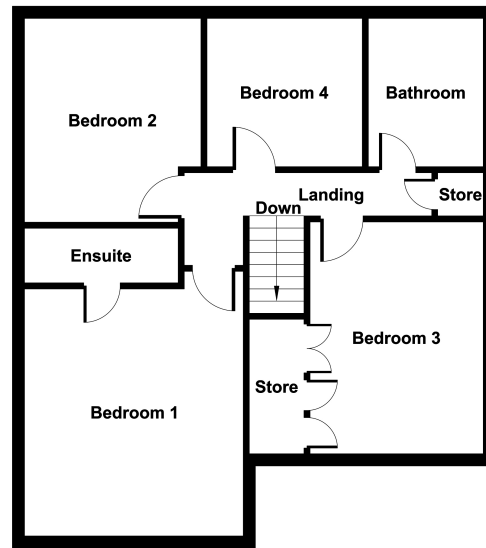
Rear Garden

Spacious private garden, bound by wood panel fencing, paved patio area, well presented planted borders, water feature, artificial lawn, side entrance leading to garage and driveway, and a variety of seating areas.

awaiting EPC & floorplan



Ground Floor



First Floor



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