



17 Abbey Close

Widnes, WA8 8AL



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Asking Price Offers Over £125,000

Offered to market this **THREE BEDROOM MID TERRACE FAMILY HOME**, benefitting from UPVC double-glazing and gas central heating, **LOFT ROOM, CONSERVATORY**, front and rear garden, close to local amenities, shops, schools, major road and railway networks, **IDEAL** First time buyer or second home. Viewing **HIGHLY** recommended.





Ground Floor

Porch

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

Entrance Hall

Entered via UPVC double-glazed door, ceiling light vinyl to flooring, doors leading to lounge and office, stairs to first floor.

Office

2.00m x 1.93m (6' 7" x 6' 4")
Ceiling light, carpet to flooring.

Lounge

5.99m x 3.46m (19' 8" x 11' 4")
Front aspect UPVC double-glazed window, two ceiling lights, coved and textured ceiling, laminate to flooring, two radiators, rear aspect UPVC double-glazed French doors leading to conservatory, door leading to kitchen.

Kitchen

3.36m x 3.28m (11' 0" x 10' 9")
Rear aspect glazed window, ceiling light, vinyl to flooring. Kitchen comprises of a range of wall and base units with rolled edge work surface over, tiled splashback, stainless steel 1½ bowl sink and drainer, chrome mixer tap, stainless steel gas hob with chimney style extractor hood over, stainless steel double oven, space and plumbing for a washing machine and dishwasher, space fridge/freezer

Conservatory

5.78m x 3.32m (19' 0" x 10' 11")
Brick construction, all around aspect UPVC double-glazed windows, two ceiling fan lights, two, rear aspect UPVC double-glazed French doors leading to rear garden.

First Floor

Stairs & Landing

Ceiling light, carpet to flooring, storage cupboard, doors leading to all three bedrooms, bathroom and loft access.

Bedroom One

3.54m x 3.19m (11' 7" x 10' 6")
UPVC double-glazed window, ceiling light, carpet to flooring, walk in wardrobe.

Bedroom Two

4.05m x 2.78m (13' 3" x 9' 1")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Three

3.26m x 1.96m (10' 8" x 6' 5")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bathroom

UPVC double-glazed obscured window, ceiling light tiles to flooring, low level WC, vanity styled unit housing wash hand basin with chrome mixer tap, panel enclosed bath with electric shower over, fully tiled walls.

Loft Room

6.49m x 2.45m (21' 4" x 8' 0") 6.49m x 2.45m (21' 4" x 8' 0")
Velux window, two ceiling lights, carpet to flooring.

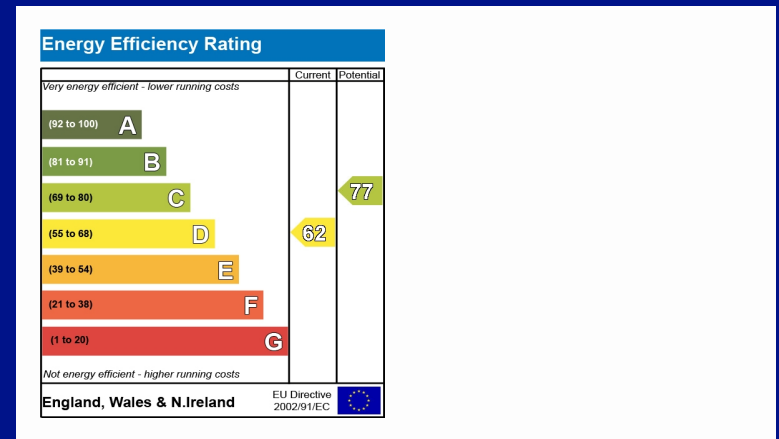
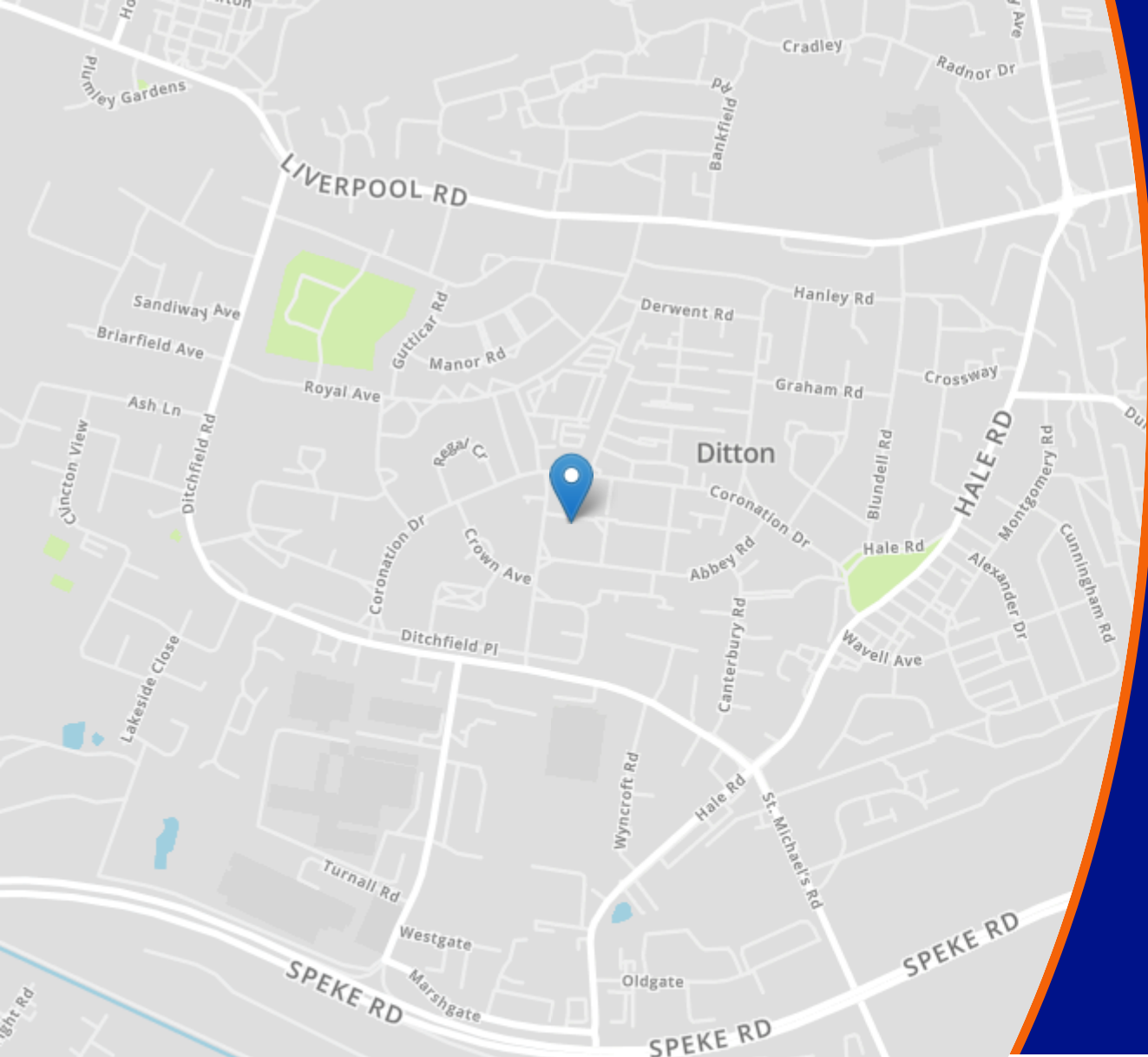
External

Front

Bound by wood panel fencing, laid to lawn, paved path leading to front entrance.

Rear Garden

Bound by wood panel fencing, laid to lawn with decking providing patio area, two sheds



Myler & Co

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