



2 Fairfield Road
Widnes, WA8 6SE



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Fairfield Road

Widnes, WA8 6SE

OFFERS OVER £400,000

Offered to market this **FOUR BEDROOM VICTORIAN SEMI-DETACHED FAMILY HOME**, benefitting from some original features, **TWO RECEPTION ROOMS, TWO BATHROOMS, FOUR DOUBLE BEDROOMS**, also included in sale is a **ONE BEDROOM FLAT**, with separate access and **GARAGE**, close to local amenities, **WALKING DISTANCE TO VICTORIA PARK**, close to major road and railway networks. Viewing is **HIGHLY recommended**.





Ground Floor

Entrance Hall

Entered via UPVC double-glazed door, providing with some original features a welcoming open space comprising of: Parquet flooring, ceiling light, decorative picture and dado rails, radiator, doors leading to lounge, dining room, kitchen, stairs leading to first floor.

Lounge

6.01m x 4.81m (19'9" x 15'9")

Front aspect UPVC double-glazed bay window, ceiling light, decorative coving and picture rail, Parquet to flooring, radiator, feature fire surround with marble inset and hearth.

Dining Room

6.00m x 4.91m (19'8" x 16'1")

Front aspect UPVC double-glazed bay window, ceiling light, decorative coving and picture rail, Parquet to flooring, feature fire surround, radiator.

Kitchen/Breakfast Room

4.95m x 3.56m (16'3" x 11'8")

Rear aspect UPVC double-glazed windows, recessed ceiling lights, tiles, radiator. Kitchen comprises of a range of wall and base units with Granite work surface over with matching splashbacks inset stainless steel 1½ bowl sink and mixer tap, space for RANGE styled cooker with matching chimney styled extractor hood over, tiled walls, integral refrigerator and dishwasher, window seating area providing breakfast area, door leading to utility room.

Utility Room

3.92m x 2.47m (12'10" x 8'1")

UPVC double-glazed window, recessed ceiling lights, tiles to flooring, door leading to rear courtyard, comprising of a range of wall and base units with work surface over, spaces for a full height fridge/freezer, washing machine and tumble dryer, door leading to shower room.

Shower Room

UPVC double-glazed obscured window, recessed ceiling lights, fully tiled walls and flooring, chrome heated towel rail, comprising of a three piece white suite, low level WC, pedestal wash hand basin, enclosed corner shower, electric shower.

Office

2.84m x 2.34m (9'4" x 7'8")

UPVC double-glazed window, ceiling light, laminate to flooring, radiator. Wall mounted gas central heating boiler.

First Floor

Stairs & Landing

Ceiling light, laminate to flooring, radiator, doors leading to all four bedrooms and bathroom & WC.

Bedroom One

6.00m x 4.88m (19'8" x 16'0")

Front aspect UPVC double-glazed bay window, ceiling light, coving to ceiling, laminate to flooring, radiator.

Bedroom Two

6.60m x 4.91m (21'8" x 16'1")

Front aspect UPVC double-glazed large bay window, ceiling light, coving to ceiling, laminate to flooring, radiator, cast iron feature fire surround, double built in wardrobes.

Bedroom Three

4.86m x 3.59m (15'11" x 11'9")

UPVC double-glazed window, ceiling light, laminate to flooring, radiator, double built in wardrobes, built in vanity unit housing wash hand basin.

Bedroom Four

3.96m x 3.10m (13'0" x 10'2")

side aspect UPVC double-glazed window, ceiling light, laminate to flooring, radiator. Feature cast iron fire surround.

Bathroom

UPVC double-glazed obscured windows, ceiling light, fully tiled walls and flooring, radiator with heated towel rail. Bathroom comprises of three piece white suite, pedestal wash hand basin, free standing cast iron roll top bath with chrome taps, enclosed walk-in shower with thermostatic controlled mixer shower.

WC

UPVC Double-glazed obscured window, ceiling light, tiles to walls and flooring, low level WC.

External

Front Garden

Access via wrought iron gate with paved path leading to front entrance, mature planted shrubs and borders.

Communal Rear Courtyard

Bound by brick walls, gated access leading to rear of property. Laid to paving.

Detached Garage

Brick built, metal electric shutter door, full mains power and lighting.

Ground Floor Flat

Entrance

Access via steps leading to front entrance, entered via UPVC double-glazed door, doors leading to lounge.

Lounge

3.93m x 3.03m (12'11" x 9'11")

Side aspect UPVC double-glazed window, ceiling light, solid wood flooring, radiator, door leading to kitchen.

Kitchen/Dining Room

6.49m x 2.15m (21'4" x 7'1")

Kitchen

UPVC double-glazed window, ceiling lights, tiles to flooring, fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, space and plumbing for a washing machine, spaces for gas cooker and refrigerator.

Dining Area

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

Bedroom

UPVC double-glazed obscured French doors leading to rear courtyard, ceiling light, laminate to flooring, door leading to bathroom.

Bathroom

Fully tiled walls and flooring, ceiling light, radiator, comprising of a three piece white suite, low level WC, pedestal wash hand basin, enclosed shower cubicle with electric shower over.

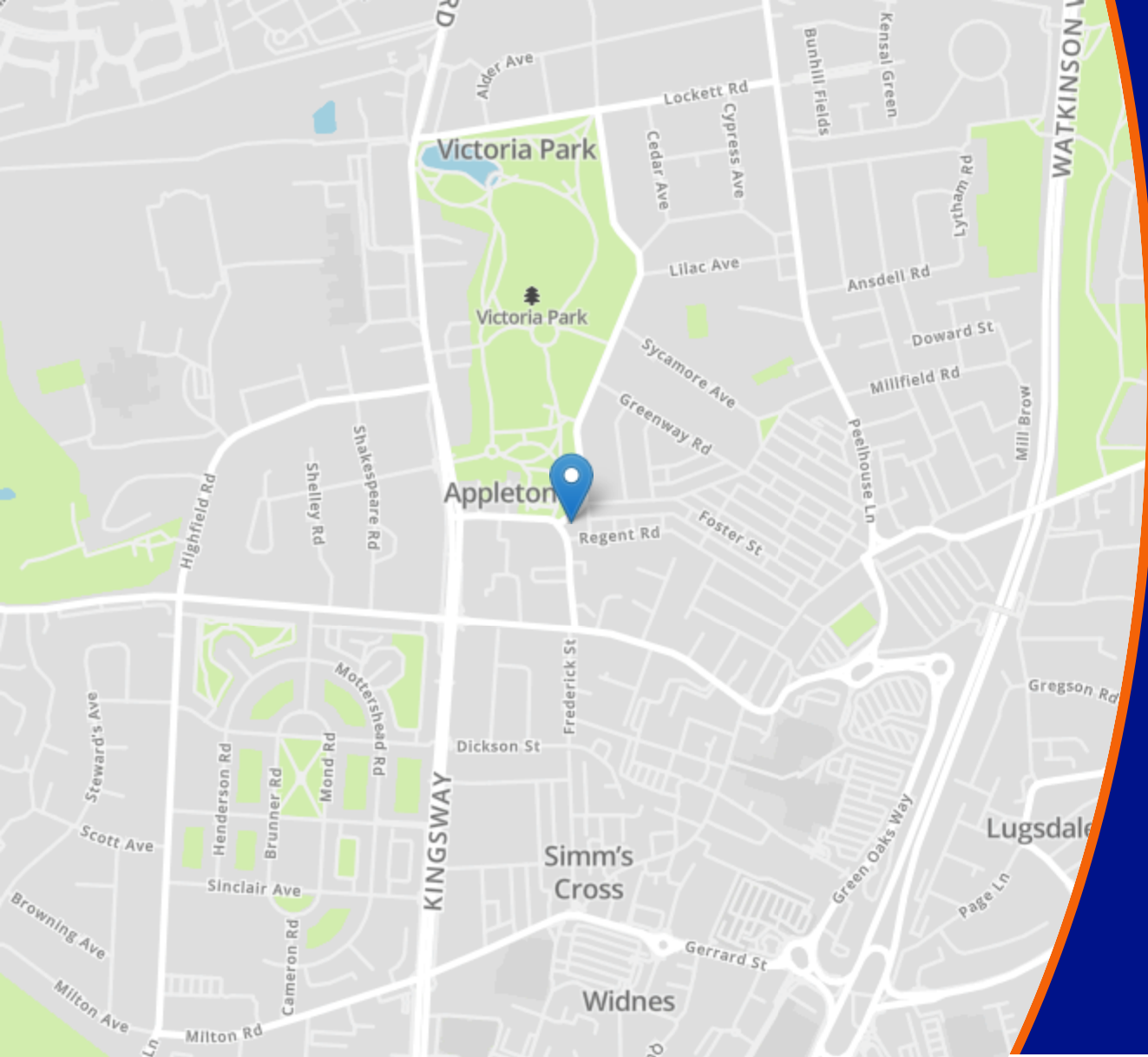
Communal Rear Courtyard

Rent for Flat

Rent includes utilities - except council tax. Currently achieving £525pm

Awaiting EPC





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