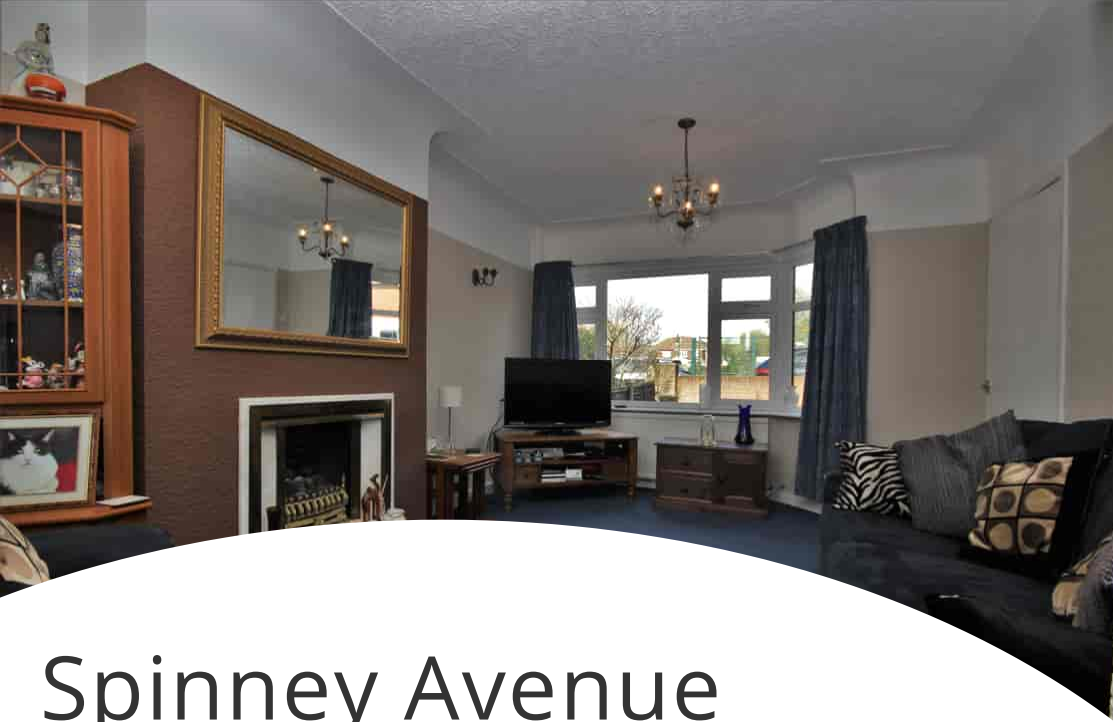




5 Spinney Avenue
Widnes, WA8 8LB



0151 424 5100
info@mylerestates.com



Spinney Avenue

Widnes, WA8 8LB

Asking Price £225,000

Offered to market with NO ONWARD CHAIN, this THREE BEDROOM SEMI-DETACHED FAMILY HOME, located off DITCHFIELD ROAD, close to local amenities, shops, PRIMARY SCHOOLS, major road and railway networks including HOUGH GREEN STATION. The property benefits from UPVC double-glazing, gas central heating, GARAGE with OFF ROAD PARKING, GOOD SIZE enclosed rear garden. Viewing by appointment only.





Ground Floor

Entrance Hall

Entered via UPVC double-glazed door and window, ceiling light, carpet to flooring, radiator, door to lounge & kitchen, stairs to first floor.

Lounge/Dining Room

7.07m x 3.51m (23' 2" x 11' 6")

Lounge Area:

UPVC double-glazed bay window, ceiling light, decorative coving, carpet to flooring, radiator, wall mounted coal-effect gas fire, wall lights.

Dining Area:

Rear aspect UPVC double-glazed window, ceiling light, decorative coving, carpet to flooring, wall lights, radiator.

Kitchen

3.14m x 2.63m (10' 4" x 8' 8")

Rear aspect UPVC double-glazed window, ceiling light, tiles to flooring, part-tiled walls, kitchen comprises of a range of wall and base units with work surface over, space for freestanding electric cooker, fridge/freezer, space and plumbing for a washing machine, 1½ bowl sink and drainer with chrome mixer tap, wall mounted boiler, door leading to garage and storage cupboard..

First Floor

Stairs & Landing

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

Bedroom One

3.73m x 2.90m (12' 3" x 9' 6")

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

Bedroom Two

3.33m x 2.88m (10' 11" x 9' 5")

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

Bedroom Three

2.91m x 2.40m (9' 7" x 7' 10")

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

Bathroom

Front aspect UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator. Bathroom comprises of a three piece suite, low level WC, vanity styled unit housing wash hand basin, panel enclosed bath, chrome taps, part-tiled walls, wall mounted electric shower.

External

Front

Bound by wood panel fencing and brick walls, access via wrought iron double-gates, off road parking laid to block paving.

Integral Garage

Metal up and over door, mains power and lighting, rear aspect UPVC double-glazed window, door leading to rear of property.

Rear

Proving a good sized rear garden, bound by wood panel fencing, laid to lawn with mature planted borders.

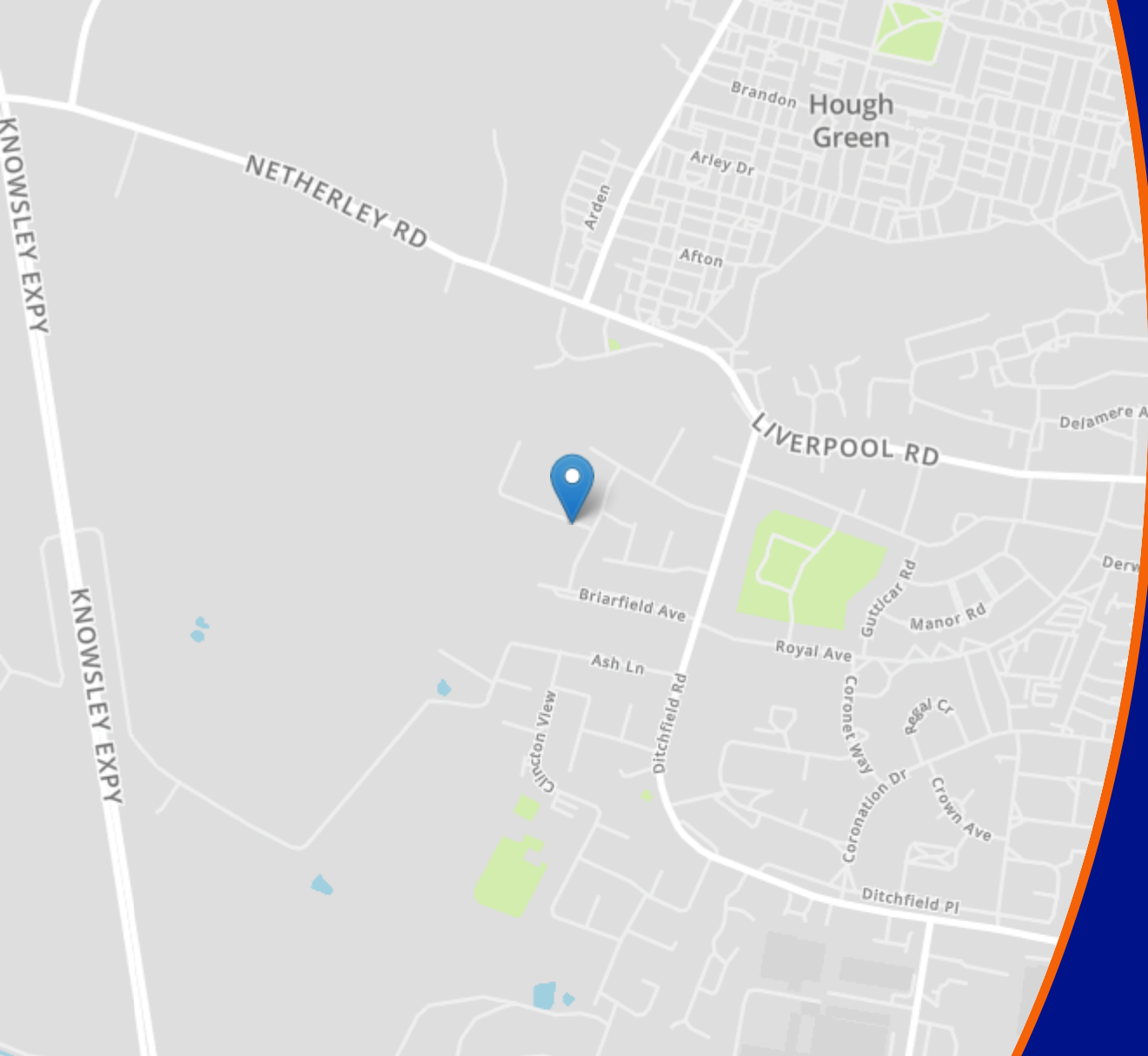
Additional Comments

NOTE

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. If applicable floorplans are for guide purposes only and all dimensions are approximate.

More Information from Agent

To view this media, please visit our website: www.mylerestates.com or visit rightmove for the on-line version of this page at <https://www.rightmove.co.uk/properties>



Myler & Co
77, Albert Road, Widnes, Cheshire, WA8 6JS
0151 424 5100
info@mylerestates.com