



22 Orkney Close  
Widnes, WA8 3YL



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# Orkney Close

Widnes, WA8 3YL

Asking price £225,000

Offered to market with NO ONWARD CHAIN this THREE BEDROOM SEMI-DETACHED property, benefitting from UPVC double glazing, gas central heating, OFF ROAD PARKING FOR TWO VEHICLES, GARAGE, FRONT AND REAR GARDENS. Close to local amenities, schools, shops, major road and railway networks, Located on popular WEATES ESTATE. VIEWING HIGHLY RECOMMENDED.





## Ground Floor

### Porch

Entered via UPVC double glazed door, spot light, UPVC double glazed window and door leading to lounge.

### Lounge

6.53m x 3.31m (21' 5" x 10' 10")  
Carpet to flooring, two ceiling lights, radiator, UPVC double glazed window, coal effect gas fire, stairs to first floor and archway to dining room.

### Dining Room

3.96m x 2.38m (13' 0" x 7' 10")  
Carpet to flooring, two ceiling lights, radiator, door to kitchen and archway to summer room.

### Summer Room

2.77m x 2.40m (9' 1" x 7' 10")  
Tiled flooring, four spotlights, radiator, UPVC double glazed patio doors leading to garden and double glazed Velux window.

### Kitchen

4.05m x 2.05m (13' 3" x 6' 9")  
Tiled flooring, two ceiling lights, radiator, double glazed Velux window, UPVC double glazed window, door to garden, wall and base units with work surfaces over, 1½ bowl hand wash basin sink with mixer tap, stainless steel double oven, gas hob, extractor canopy, integral dishwasher, fridge freezer and door leading to rear hall.

### Rear hall

Tiled flooring, ceiling light, storage cupboard and door leading to cloakroom.

### Cloakroom

Tiled flooring, ceiling light, radiator, wall mounted hand wash basin and low level WC.

## First Floor

### Stairs and Landing

Carpet to flooring, ceiling light, doors leading to all three bedrooms, bathroom and WC.

## Bedroom One

4.32m x 3.21m (14' 2" x 10' 6")  
Carpet to flooring, ceiling light, radiator, UPVC double glazed window and storage cupboard.

## Bedroom Two

3.15m x 2.57m (10' 4" x 8' 5")  
Carpet to flooring, ceiling light, radiator and UPVC double glazed window.

## Bedroom Three

3.31m x 2.31m (10' 10" x 7' 7")  
Carpet to flooring, ceiling light, radiator and UPVC double glazed window.

## Bathroom

Tiled flooring, two ceiling lights, radiator, UPVC double glazed window, bath, shower cubicle with electric shower over, vanity wash hand basin and low level WC.

## WC

Tiled flooring, ceiling light, radiator, UPVC double glazed window and low level WC.

## External

### Front Garden

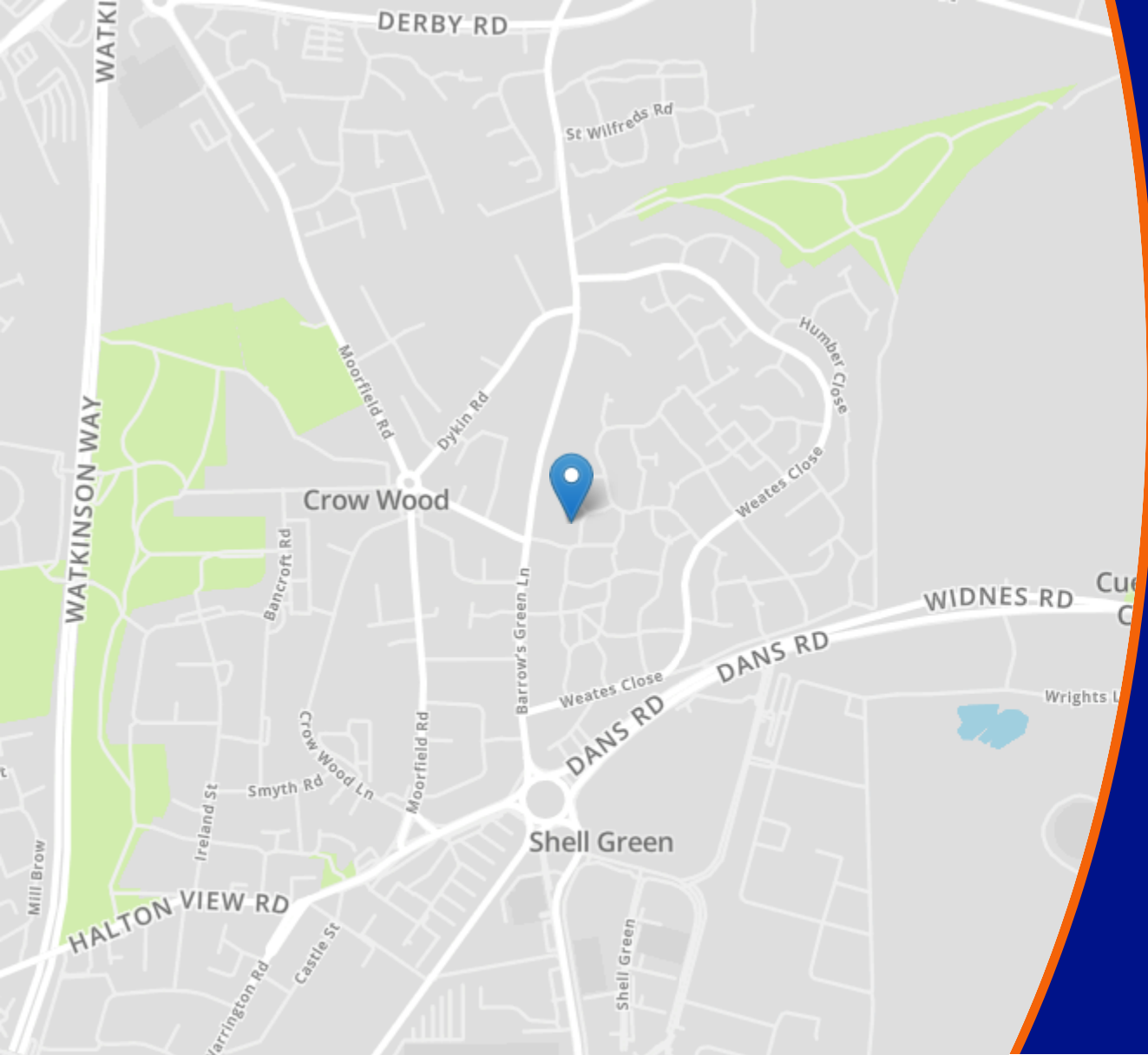
Off road parking, laid to block paving, shingle border, access to garage, gate to rear garden.

### Rear Garden

Bound by wood panel fencing, paved patio with step leading to lawn area, paved pathway leading to greenhouse.

## Garage

Metal up and over door, full power and lighting, plumbing for washing machine and tumble dryer.



Myler & Co

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