



22 Southey Close

Widnes

Widnes, WA8 7EU



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Widnes, Widnes, WA8 7EU

Asking Price £199,999

Mylers are delighted to offer to market this TWO BEDROOM SEMI DETACHED property, located on a quiet cul-de- sac on FOXLEY HEATH development, this semi-detached property provides access via an entrance hall leading to front aspect lounge, to the rear there is an open plan kitchen/dining area, providing a modern equipped kitchen with integral appliances, FRENCH DOOR leading to a spacious CONSERVATORY providing extra living space with French doors leading to an external paved patio area. The property benefits from being UPVC double-glazed and gas central heating, downstairs cloakroom, to the first floor offering two double bedrooms with fitted wardrobes and a modern fitted bathroom suite. Externally to the front elevation this provides off road parking for two vehicles and gated access to rear garden offering a large patio area providing ample seating space. Please contact our office to arrange to arrange a viewing.





Ground Floor

Entrance Hall

Entered via composite door, recessed ceiling lights, laminate to flooring, door to lounge, stairs leading to first floor.

Lounge

4.60m x 3.03m (15' 1" x 9' 11")

Front aspect UPVC double-glazed window, coving to ceiling, recessed ceiling lights, door leading to kitchen, feature fire surround with inset coal-effect gas fire.

Kitchen/Dining Room

4.00m x 2.43m (13' 1" x 8' 0")

Kitchen

Rear aspect UPVC double-glazed window, recessed ceiling lights, vinyl to flooring, kitchen comprises of a range of modern wall and base units with work surface over with matching splashback, gas hob with extractor hood over, high level electric double oven, integral fridge freezer & dishwasher, space and plumbing for a washing machine.

Dining Area

Rear aspect UPVC double-glazed French doors leading to conservatory, recessed spotlights, vinyl to flooring, Anthracite column radiator, door leading to cloakroom.

Cloakroom

Ceiling light, vinyl to flooring, comprising of a two piece suite, hidden cistern WC, wall mounted hand basin with chrome mixer tap.

Conservatory

3.85m x 3.80m (12' 8" x 12' 6")

Rear and side aspect UPVC double-glazed units with side aspect UPVC double-glazed French door leading to rear garden, ceiling light, tiles to flooring with electric under floor heating.

First Floor

Stairs & Landing

Side aspect UPVC double-glazed window, recessed ceiling lights, carpet to flooring, doors leading to both bedrooms and bathroom.

Bedroom One

4.00m x 2.64m (13' 1" x 8' 8")

UPVC double-glazed window, recessed ceiling lights, carpet to flooring, radiator, mirrored fitted sliding wardrobes door.

Bedroom Two

4.00m x 2.75m (13' 1" x 9' 0")

Dual aspect UPVC double-glazed windows, recessed ceiling lights, carpet to flooring, radiator, mirrored fitted sliding wardrobe doors.

Bathroom

Recessed ceiling light, tiles to flooring, chrome heated towel rails, vanity styled unit housing hidden cistern WC, housing wash hand basin, chrome mixer tap, panel-enclosed bath with shower over, shower curtain.

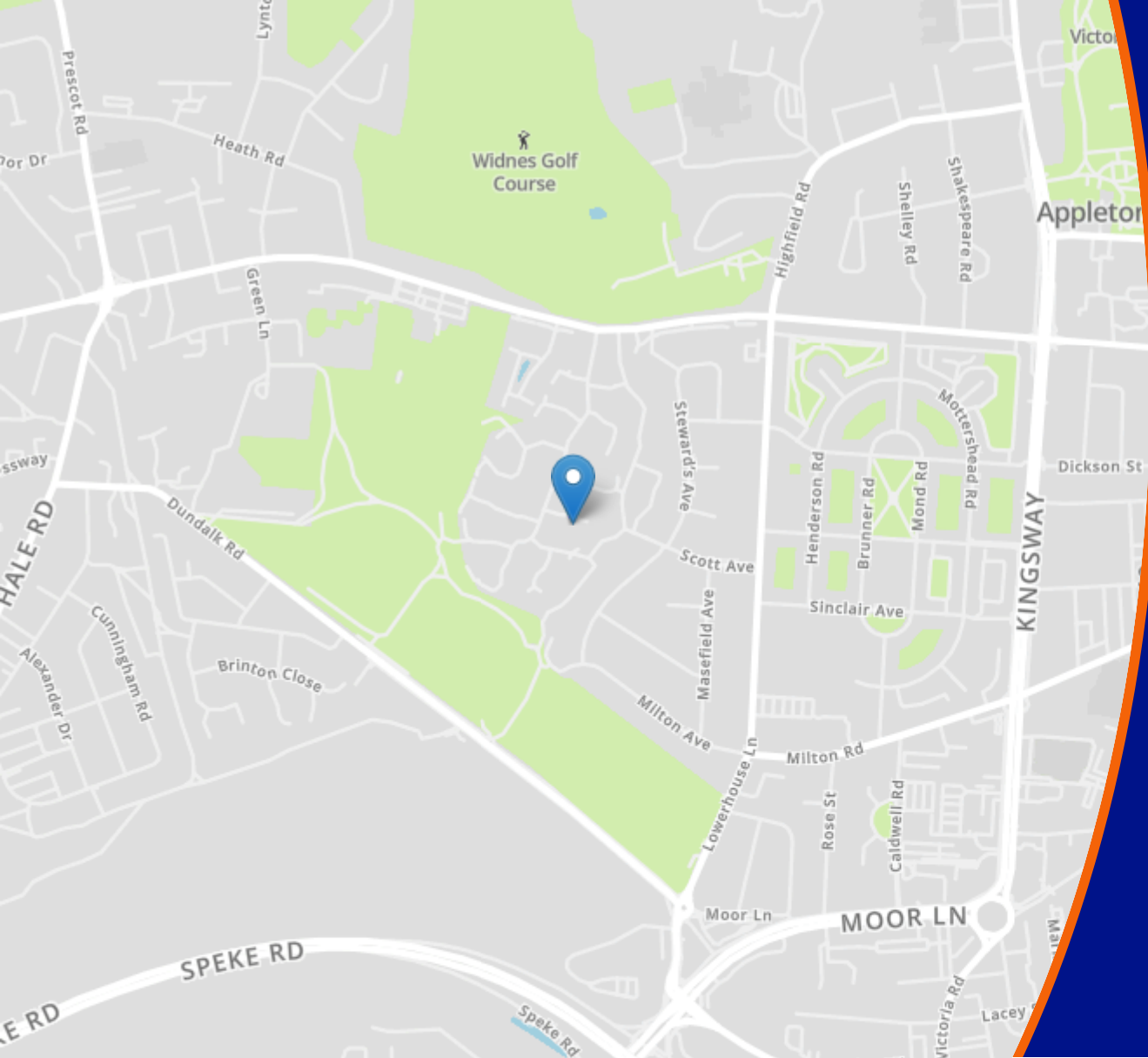
External

Front

open plan garden laid to lawn with paved path leading to front entrance, off road parking laid to tarmac, gated access leading to rear garden.

Rear

Bound by wood panel fencing, paved patio area, shed, area laid to artificial turf.



Myler & Co

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