



Blair Cottage

Old Upton Lane, Upton Rocks



0151 424 5100
info@mylerestates.com



Blair Cottage

Widnes, WA8 9PA

Offers Over £300,000

Offered to market this **THREE BEDROOM SEMI-DETACHED FREEHOLD** family home. The property is located on the sought after **UPTON ROCKS** area, providing a **COTTAGE** feel to the property and benefitting from **UPVC double glazing**, **gas central heating**, **MODERN FITTED KITCHEN** and **BATHROOM**, enclosed rear garden. Close to local amenities, shops, schools, major road and railway networks. Viewing is **HIGHLY RECOMMENDED**.





Ground Floor

Entrance Hall

Entered via UPVC double glazed door, Amtico vinyl flooring, ceiling light, radiator, UPVC double glazed window, newly fitted high grade alarm, doors leading to lounge, snug and cloakroom.

Cloakroom

Vinyl to flooring, ceiling light, radiator, UPVC double glazed window, wall wash hand basin, low level WC.

Snug

2.76m x 2.35m (9' 1" x 7' 9")

Carpet to flooring, six spotlights, radiator, UPVC double glazed window, door to utility room.

Utility Room

2.35m x 1.85m (7' 9" x 6' 1")

Tiled flooring, four spotlights, UPVC door to front of house, wall and base units with work surfaces over, stainless steel sink with mixer tap, space for fridge freezer, washing machine and tumble dryer.

Lounge

6.95m x 3.64m (22' 10" x 11' 11")

Carpet to flooring, two ceiling lights, two radiators, two UPVC double glazed windows, coal effect gas fire in feature surround, stairs to first floor, door leading to dining room, UPVC double glazed door to front of house.

Dining Room

3.68m x 3.62m (12' 1" x 11' 11")

Amtico flooring, ceiling light, radiator, UPVC double glazed window, door to kitchen.

Kitchen

3.58m x 3.04m (11' 9" x 10' 0")

Tiled flooring, six spotlights, UPVC double glazed window and door, range of wall and base units with work surfaces over, two stainless steel high level ovens, five ring gas hob with extractor canopy, breakfast bar area, 1½ bowl ceramic sink with mixer tap, integral dishwasher and fridge freezer.

First Floor

Stairs & Landing

Carpet to flooring, two ceiling lights, doors leading to all three bedrooms and bathroom.

Bedroom One

4.42m x 3.69m (14' 6" x 12' 1")

Carpet to flooring, five spotlights, UPVC double glazed window, radiator, range of fitted wardrobes and dressing table.

Bedroom Two

3.63m x 3.36m (11' 11" x 11' 0")

Carpet to flooring, five spotlights, UPVC double glazed window, radiator, range of fitted wardrobes, dressing table and fitted vanity wash hand basin.

Bedroom Three

3.34m x 2.65m (10' 11" x 8' 8")

Laminate to flooring, ceiling light fan, radiator, UPVC double glazed window, built in storage cupboard.

Bathroom

Tiled to flooring, 8 spotlights, radiator, UPVC double glazed window, shower cubicle with chrome mixer shower, roll top bath with bath shower mixer tap, basin with pedestal and low level WC.

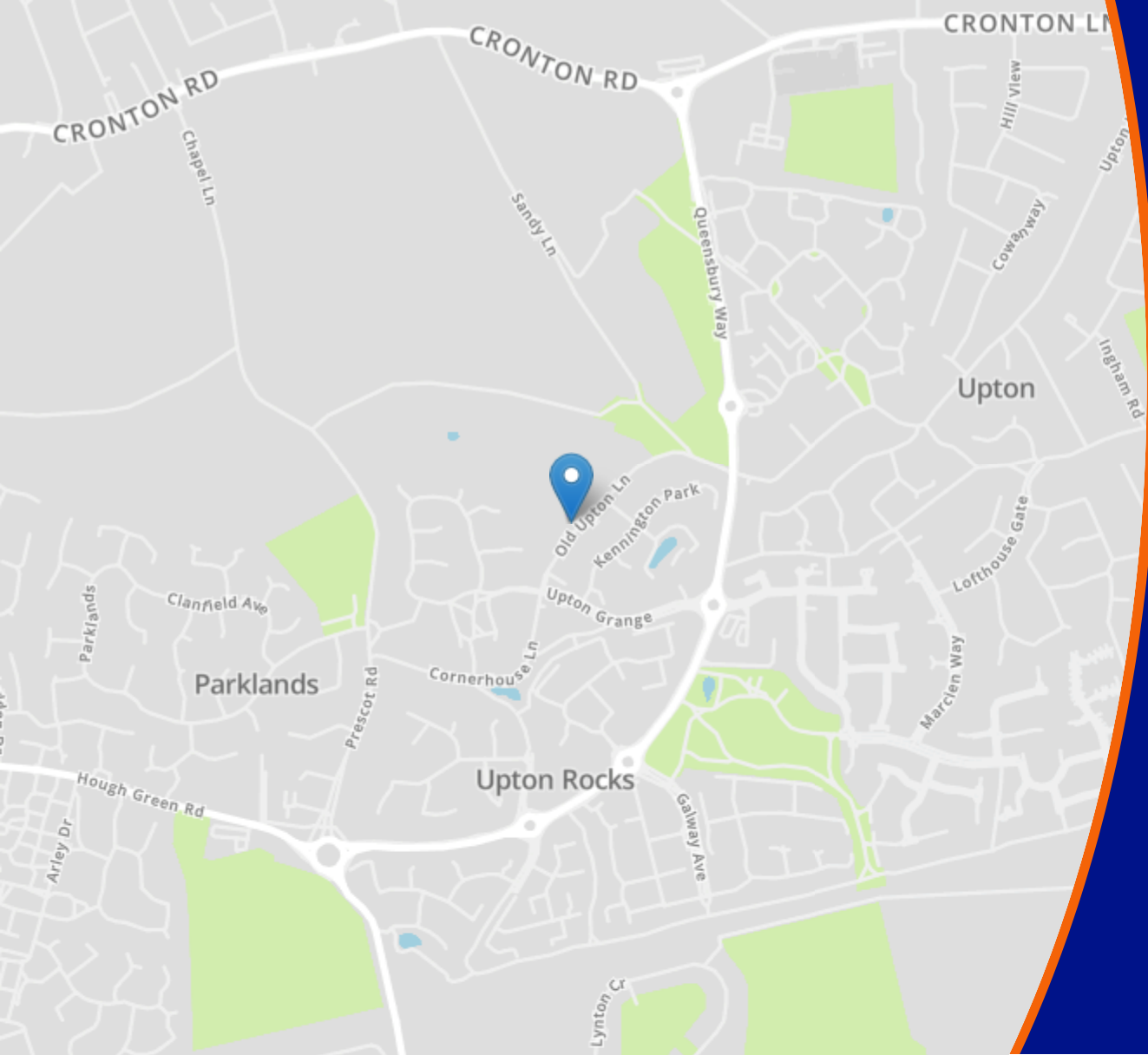
External

Front

Bound by matured hedges paved pathway leading to front of property, paved patio area with space for off road parking.

Rear Garden

Bound by wood panel fencing, paved patio for low maintenance garden, planted borders with matured slumps, all weather electric awning and heaters, side access to front of property via raw iron gate.



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