



# 2 Stromford Close

Widnes, WA8 5BN



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Asking Price £599,950

Myler & Co are delighted to offer for sale this well presented **FOUR BEDROOM DETACHED FAMILY HOME**, located in The Historic Village of Farnworth, situated on **HIGHLY** sought after 'THE NEW HERITAGE COLLECTION' by Redrow - 'LANCASTER PLACE' built to 'The Richmond' design. Benefitting from **FOUR DOUBLE BEDROOMS**, with 2 en-suites, **DOUBLE INTEGRAL GARAGE**, **FAMILY ROOM**, downstairs cloakroom. Close to local amenities major road and railway networks, shops, primary schools and walking distance to **BIRCHFIELD GARDENS**, **VICTORIA PARK**, **WADE DEACON ACADEMY** and **SIX FORM COLLEGE**. Viewing is **HIGHLY** recommended.







## Ground Floor

### Entrance Hall

Entered via composite door, two UPVC double-glazed units, two ceiling lights, carpet to flooring, radiator, two storage cupboards, stairs leading to first floor, moulded doors leading to cloakroom, lounge and kitchen.

### Lounge

5.64m x 3.95m (18' 6" x 13' 0")  
Front aspect UPVC double-glazed bay window, ceiling light, carpet to flooring, radiator.

### Cloakroom

1.68m x 1.12m (5' 6" x 3' 8")  
Ceiling light, tiles to flooring, radiator, comprising of a two piece suite, low level WC, wall mounted wash hand basin.

### Kitchen

4.72m x 4.20m (15' 6" x 13' 9")  
Rear aspect UPVC double-glazed window, recessed ceiling lights, tiles to flooring, radiator. Kitchen comprises of a range of wall and base units with work surface over, island with breakfast bar, double bowl sink and drainer with chrome mixer tap, high level stainless steel oven, 5 ring gas burner with matching splashback, extractor canopy over, integral dishwasher, doorway leading to dining room and family room.

### Dining Room

3.51m x 3.35m (11' 6" x 11' 0")  
Rear aspect UPVC double-glazed French doors, ceiling light, tiles to flooring, radiator, moulded door leading to utility room.

### Utility Room

3.46m x 1.61m (11' 4" x 5' 3")  
Side aspect composite door, ceiling light, tiles to flooring, radiator, work surface over with inset stainless steel sink, space and plumbing for a washing machine and tumble dryer, storage cupboard.

### Family Room

3.89m x 3.33m (12' 9" x 10' 11")  
Rear aspect UPVC double-glazed French door leading to rear garden, ceiling light, tiles to flooring, radiator.

## First Floor

### Stairs & Landing

Stairs from ground floor leading to galleried landing, with doors providing access to all four double bedrooms, family bathroom, storage cupboard housing hot water tank, front aspect UPVC double-glazed window.

### Bedroom One

4.53m x 4.32m (14' 10" x 14' 2")  
Front aspect UPVC double-glazed bay window, ceiling light, carpet to flooring, radiator, doors leading to en-suite and dressing room.

### En-Suite

2.42m x 2.17m (7' 11" x 7' 1")  
Side aspect UPVC double-glazed window, recessed ceiling lights, tiles to walls and flooring, comprising of a three piece suite, low level WC, twin half pedestal wash hand basins with chrome mixer tap, walk-in shower area with thermostatic controlled mixer shower and over head showerhead.

### Bedroom Two

3.66m x 3.49m (12' 0" x 11' 5")  
Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, fitted with a range of sliding wardrobe doors, door leading to en-suite.

### En-Suite

2.58m x 1.84m (8' 6" x 6' 0")  
Rear aspect UPVC double-glazed obscured window, recessed ceiling lights, tiles to flooring, chrome heated towel rail, comprising of a three piece suite, low level WC, half pedestal wash hand basin with chrome mixer tap, enclosed shower cubicle with thermostatic controlled mixer, shaver point.

### Bedroom Three

4.53m x 3.05m (14' 10" x 10' 0")  
Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

### Bedroom Four

4.84m x 3.49m (15' 11" x 11' 5")  
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

## Bathroom

2.35m x 2.06m (7' 9" x 6' 9")  
Rear aspect UPVC double-glazed obscured window, recessed ceiling lights, tiles to flooring, chrome heated towel rail, bathroom comprising of a three piece suite, low level WC, half pedestal wash hand basin with chrome tap, panel-enclosed bath with thermostatic controlled mixer shower, shower screen.

## External

### Integral Garage

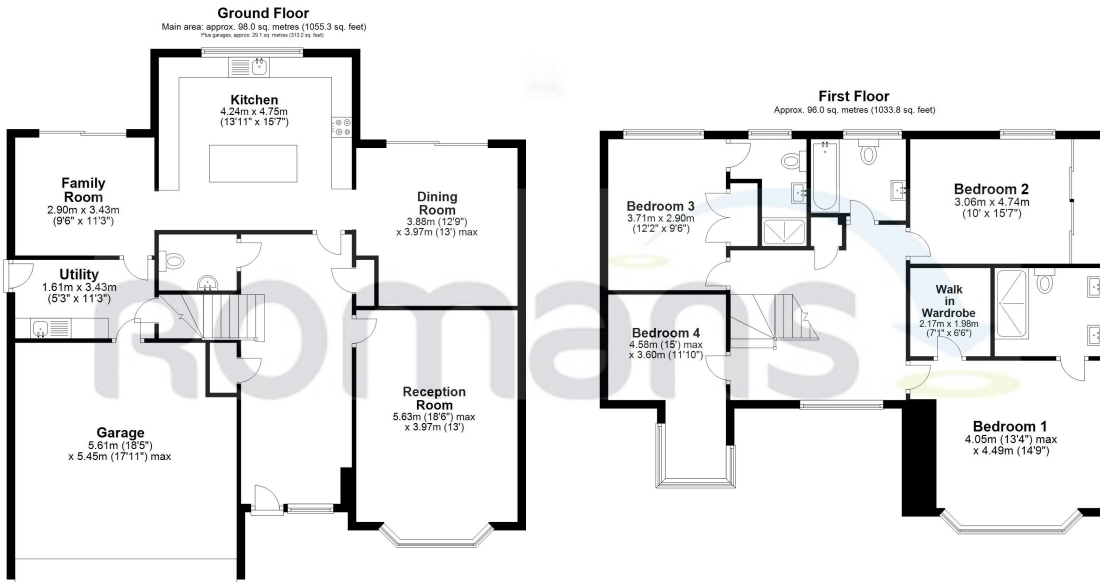
Metal up and over door, full mains power and lighting.

### Front Garden

Open plan garden with paved path leading to front entrance, planted borders, lawn laid to artificial turf, off road parking laid to tarmac and access to garage.


### Rear Garden

Bound by brick walls, paved patio areas, lawn laid to artificial turf, central feature wooden gazebo and BBQ area, small summer house.



Main area: Approx. 194.1 sq. metres (2089.2 sq. feet)  
Plus garages: approx. 29.1 sq. metres (313.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		91
(81 to 91)	B	85	
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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