



12 Edwin Street  
WIDNES, WA8 6QJ



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# Edwin Street

## WIDNES, WA8 6QJ

Rent £525 Bond £605

**VIEWINGS AVAILABLE FROM EARLY NOVEMBER.**

**TWO BEDROOM** mid terrace property located by the **TOWN CENTRE**. Great transport networks and motorway links, close to local **AMENITIES**. The property is **WELL PRESENTED** throughout benefiting from a **LARGE** family kitchen with breakfast bar, gas central heating, UPVC double-glazing and **STREET PARKING**. **AVAILABLE** now viewings are highly recommended.





## Ground Floor

### Entrance Hall

Light to ceiling, wooden glass panel door, tiled floor, wood glass panel door leading to lounge.

### Lounge/Dining Room

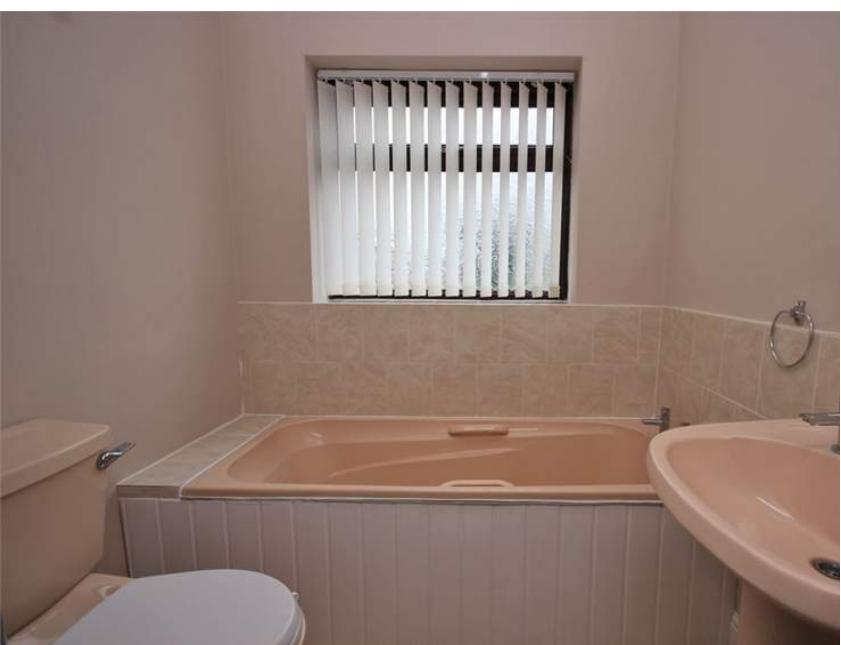
7.00m x 3.56m (23' x 11' 8")

Front and rear aspect UPVC Double-Glazed windows, Seven recessed spotlights to ceiling, Two radiators, Four wall lights, log effect electric fire, laminate to floor, stairs to first floor, door to kitchen.

### Kitchen/Breakfast Room

6.03m x 1.80m (19' 9" x 5' 11")

Side aspect UPVC Double-Glazed windows, Three lights to ceiling, radiator, laminate to floor, wooden glass panel door to yard. Kitchen comprises a range of wall and base units with rolled edge work surface over, breakfast bar area, 1½ bowl sink and drainer with chrome mixer tap, stainless steel electric oven with gas hob, chimney styled extractor hood over, integral fridge.



## First Floor

### Stairs Landing

Light to ceiling, storage cupboard, carpet to floor, doors to two bedrooms and bathroom.

### Bedroom One

3.55m x 2.68m (11' 8" x 8' 10")

UPVC Double-Glazed window, Light to ceiling, radiator, built in double wardrobe, carpet to floor.

### Bedroom Two

3.70m x 1.79m (12' 2" x 5' 10")

UPVC Double-Glazed window, light to ceiling, radiator, carpet to floor.

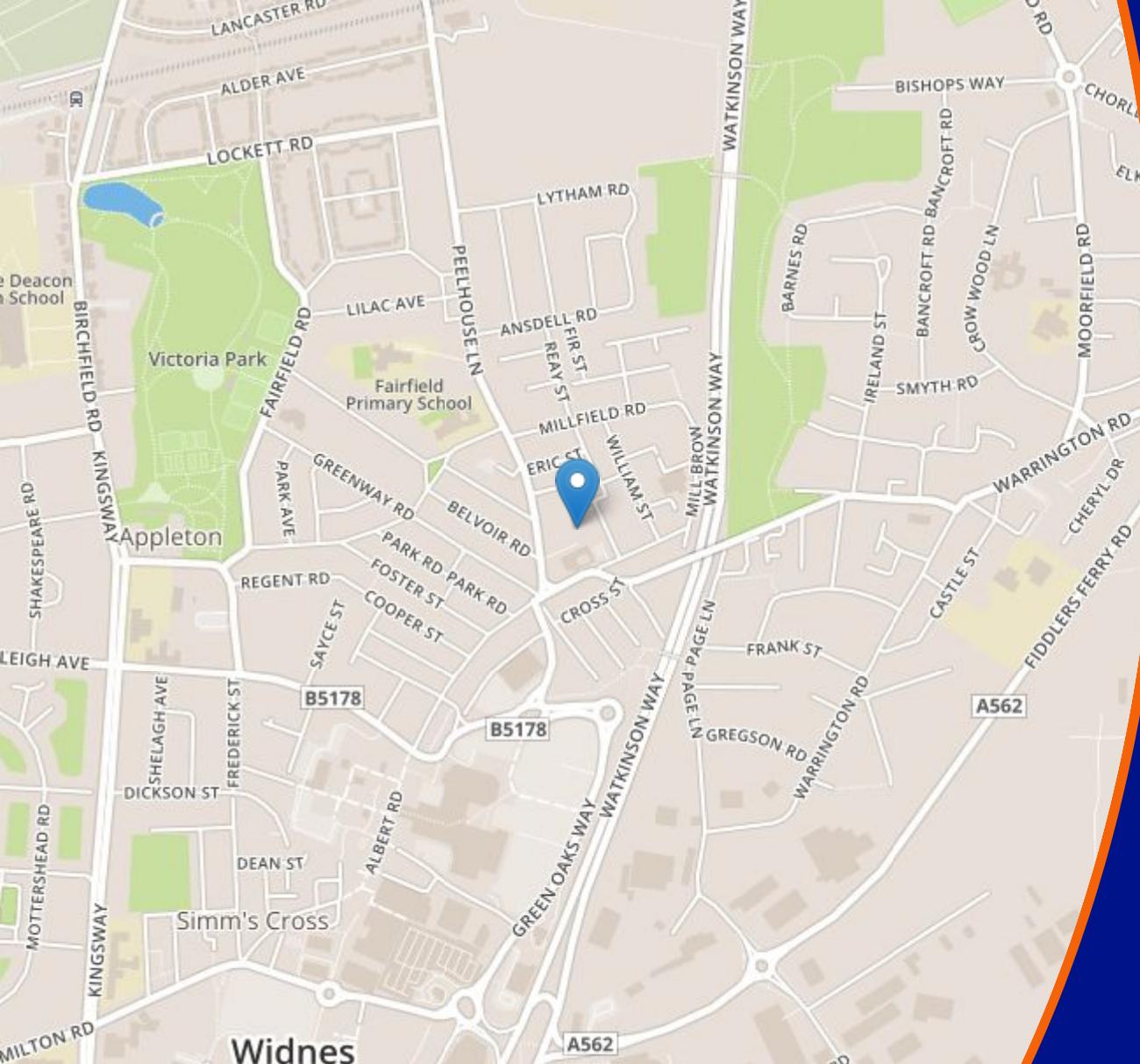
### Bathroom

Front aspect UPVC Double-Glazed window, light to ceiling, radiator, tiled floor. Bathroom comprises of a panel enclosed bath with chrome taps, partly tiled walls, wash hand basin and pedestal, low level WC.

### External

#### Rear Yard

Bounded by brick walls with gates access to the rear.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		88
(69 to 80)	C		
(55 to 68)	D	57	
(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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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