



# 29 Wellingford Avenue

Widnes, WA8 8WG



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Widnes, WA8 8WG

Offers Over £145,000

Offered to market **THREE BEDROOM MID TERRACE PROPERTY**, Benefiting from UPVC double glazing & gas central heating, DOWNSTAIRS CLOAKROOM, EN-SUITE to master bedroom, ENCLOSED REAR GARDEN. Located in popular residential area, close to local amenities and with good access to ROAD & RAILWAY NETWORKS. Early viewings are highly recommended! Call our office to register your interest on 0151 424 5100.





## Ground Floor

### Entrance Hall

Entered via UPVC composite door, laminate to floor, ceiling light, radiator, doors to lounge & cloakroom.

### Cloakroom

Carpet to floor, ceiling light, radiator, UPVC double glazed obscured window, pedestal hand wash basin, low level W/C.

### Lounge

4.58m x 5.36m (15' 0" x 17' 7")

Laminate to floor, ceiling light, UPVC double glazed window, electric fire in surround, door to kitchen, stairs to first floor.

### Kitchen

4.56m x 2.75m (15' 0" x 9' 0")

Laminate to floor, two ceiling lights, UPVC double glazed window & patio doors to rear garden, radiator, under stairs storage cupboard. Kitchen comprises of a range of wall and base units with work surface over, stainless steel sink with mixer tap, integral oven with gas hob and extractor canopy over, space and plumbing for washing machine & fridge freezer.

## First Floor

### Stairs & Landing

Carpet to floor, ceiling light, storage cupboard, doors to three bedrooms & bathroom.



## Bedroom One

3.57m x 2.58m (11' 9" x 8' 6")

Carpet to floor, ceiling light, radiator, UPVC double glazed window, fitted wardrobes, door to en-suite.

### En-Suite

Vinyl to floor, Ceiling light, radiator, vanity hand wash basin, shower cubicle & low level W/C.

## Bedroom Two

3.10m x 2.57m (10' 2" x 8' 5")

Carpet to floor, ceiling light, radiator, UPVC double glazed window, fitted wardrobes.

## Bedroom Three

2.64m x 1.91m (8' 8" x 6' 3")

Carpet to floor, ceiling light, radiator, UPVC double glazed window.

## Bathroom

Carpet to floor, ceiling light, radiator, UPVC double glazed obscured window, vanity hand wash basin, panel enclosed bath with mixer shower over, low level W/C.

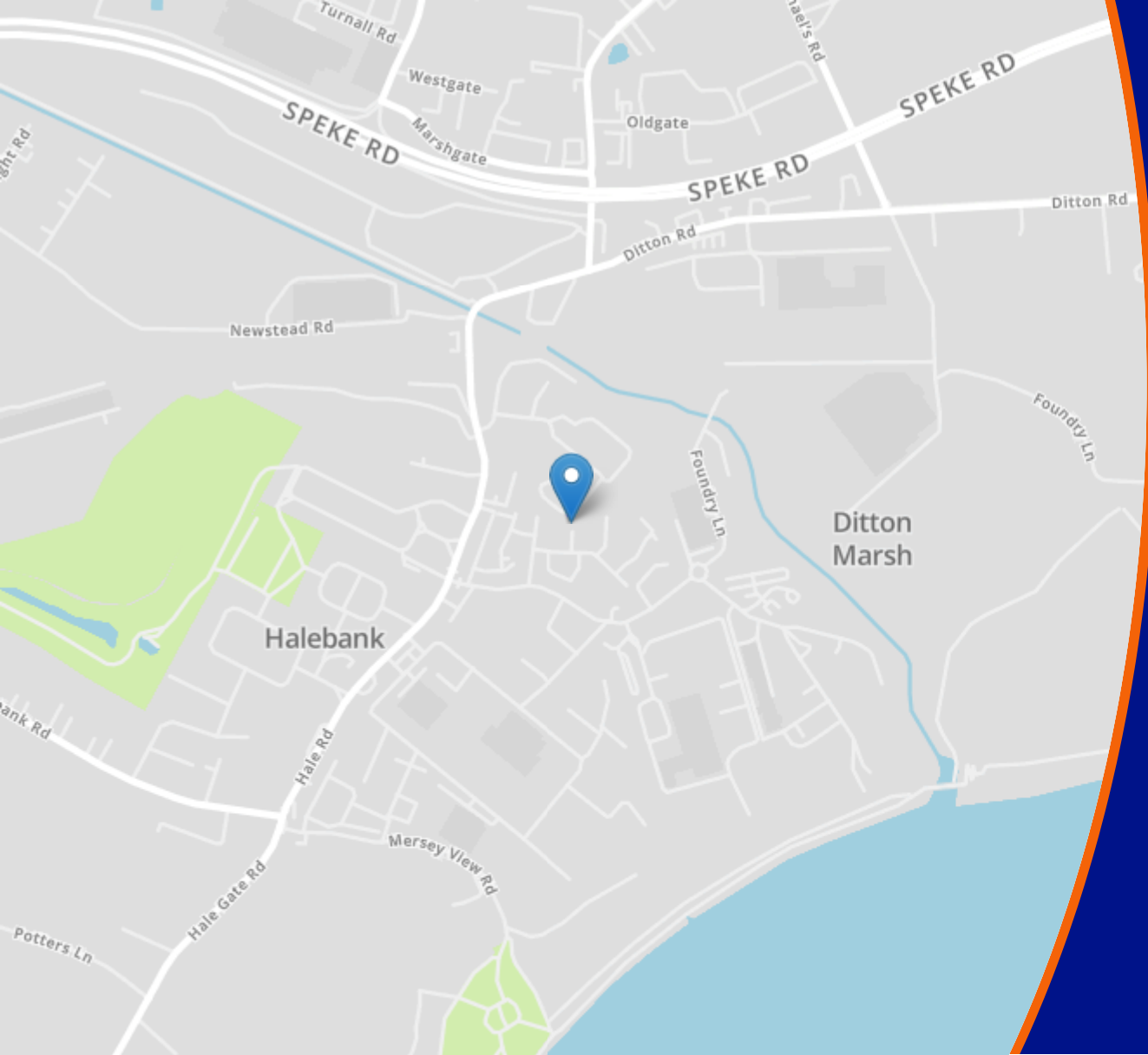
## External

### Front

Paved pathway leading to front of the property with stone borders.

### Rear

Bound by wood panel fencing, paved patio area leading to lawn with gated rear access to the property.



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