



22 Kensal Green  
Widnes, WA8 6TX



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# Kensal Green

Widnes, WA8 6TX

OFFERS OVER £330,000

Offered to market this beautifully presented **THREE BEDROOM DETACHED FAMILY HOME**. The property is located on the popular **FAIRFIELD GARDENS** development just off Peel House Lane. Benefiting from UPVC double-glazing, gas central heating, **CLOAKROOM, PLAYROOM LOUNGE & KITCHEN DINER**, **GOOD SIZED ENCLOSED** rear garden, allocated parking to the front of property with space for 2 cars. Early viewing is **HIGHLY RECOMMENDED!**





## Ground Floor

### Entrance Hall

Entered via composite double glazed door, Tiles to floor, ceiling light, radiator. Stairs to first floor and doors to lounge, kitchen, family room and cloakroom.

### Cloakroom

Tiles to floor, UPVC double glazed obscured window, ceiling spot lights, radiator, pedestal hand wash basin and low level W/C.

### Lounge

4.79m x 4.36m (15' 9" x 14' 4")

Laminate to floor, ceiling light, radiator, two UPVC double glazed windows and storage cupboard.

### Family Room

3.31m x 2.89m (10' 10" x 9' 6")

Carpet to floor, ceiling spot lights, radiator, front aspect UPVC double glazed window.

### Kitchen / Dining Room

3.77m x 3.68m (12' 4" x 12' 1")

Tiles to floor, Ceiling light and spot lights, UPVC double glazed window and french doors to rear garden, radiator. Kitchen comprises of a range of wall and base units with work surface over. One and half stainless steel sink with mixer tap, Stainless steel high level cooker, gas hob with extractor canopy, Stainless steel high level microwave cooker, integral win cooler, integral fridge freezer, dishwasher and washer dryer. Doors to storage room.

### Storage Room

3.01m x 2.59m (9' 11" x 8' 6")

Ceiling light, Full power supply. Ideal space for utility room or home office space.

## First Floor

### Stairs & Landing

Carpet to floor, ceiling light, radiator, UPVC double glazed window, two good sized storage cupboards, doors to three bedrooms and bathroom.

### Bedroom One

3.83m x 3.03m (12' 7" x 9' 11")

Carpet to floor, ceiling light, front aspect UPVC double glazed window, built in wardrobes, door to en suite.

### En Suite

Vinyl to floor, ceiling lights, radiator, shower cubicle with chrome mixer shower, wall mounted hand wash basin and low level W/C.

### Bedroom Two

4.16m x 4.06m (13' 8" x 13' 4")

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

### Bedroom Three

3.53m x 2.76m (11' 7" x 9' 1")

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

### Bathroom

Tiles to floor and walls, ceiling spot lights, radiator, UPVC double glazed obscured window. Panel enclosed bath, wall mounted hand wash basin and low level W/C.

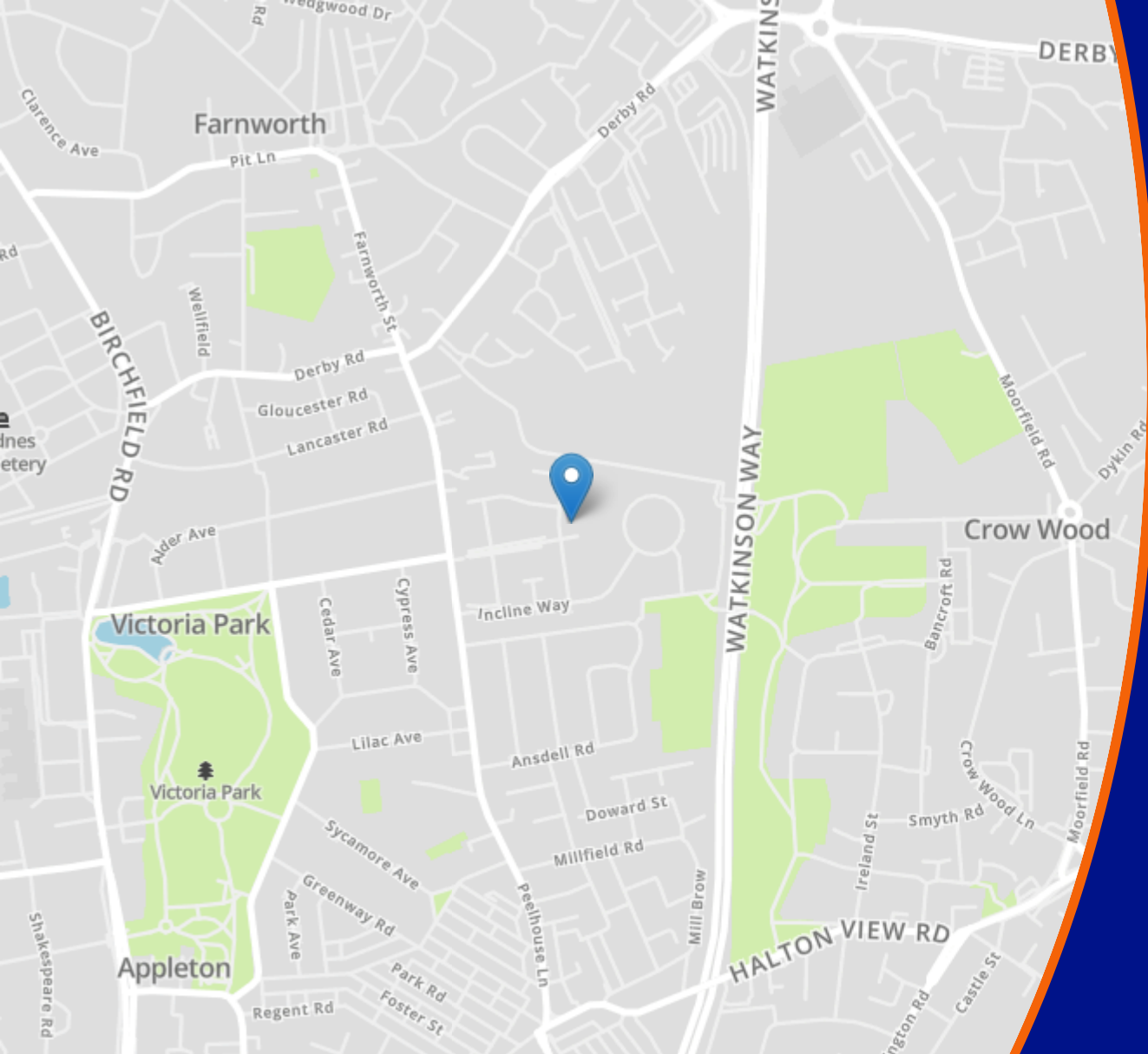
## External

### Front Garden

Good sized paved driveway with space for two cars, well maintained lawn area with hedge border.

### Rear Garden

Bound by wood panel fencing, decking area leading to good sized well maintained lawn with a mix of raised and planted borders. Side access to front of property.



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