



96 Upper Mersey Road
Widnes, WA8 0DE



0151 424 5100
info@mylerestates.com



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PRICE Offer Over £120,000

Offered to market this **THREE BEDROOM SEMI-DETACHED PROPERTY**, benefitting from UPVC double-glazing, gas central heating, enclosed rear garden, downstairs cloakroom. Close to local amenities, shops, schools, SPIKE ISLAND & TRANS PENNINE TRAIL, MAJOR ROAD NETWORKS including MERSEY GATEWAY and RUNCORN railway station. The property is currently tenanted, so can be purchased with a tenant in situ or as an investment or **FIRST TIME BUYER OPPORTUNITY**. Viewing is **HIGHLY** recommended



Ground Floor

Entrance Hall

Entered via UPVC double-glazed composite door, ceiling light, laminate to flooring, radiator, doors leading to cloakroom, lounge & kitchen, storage cupboard.

Cloakroom

Front aspect UPVC obscured window, ceiling light, laminate to flooring, radiator, wall mounted wash hand basin, low level WC.

Lounge

Front aspect UPVC double-glazed window, rear aspect UPVC double-glazed French doors leading to rear garden, ceiling light, laminate to flooring, radiator.

Kitchen

Front aspect UPVC double-glazed windows, ceiling light, radiator, kitchen comprises of a range of fitted wall and base units with work surface over, stainless steel sink and drainer with mixer tap, stainless steel electric oven, gas hob with extractor fan over, space and plumbing for a washing machine, space for full-height fridge/freezer, composite door leading to enclosed rear garden.

First Floor

Stairs & Landing

Ceiling light, carpet to flooring, doors leading to all three bedrooms and bathroom.

Bedroom One

UPVC double-glazed windows, ceiling light, laminate to flooring, radiator.

Bedroom Two

UPVC double-glazed windows, ceiling light, laminate to flooring, radiator.

Bedroom Three

UPVC double-glazed windows, ceiling light, laminate to flooring, radiator.

Bathroom

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator, bathroom comprises of a three piece suite, low level WC, pedestal wash hand basin, panel-enclosed bath with chrome mixer shower over, part-tiled walls.

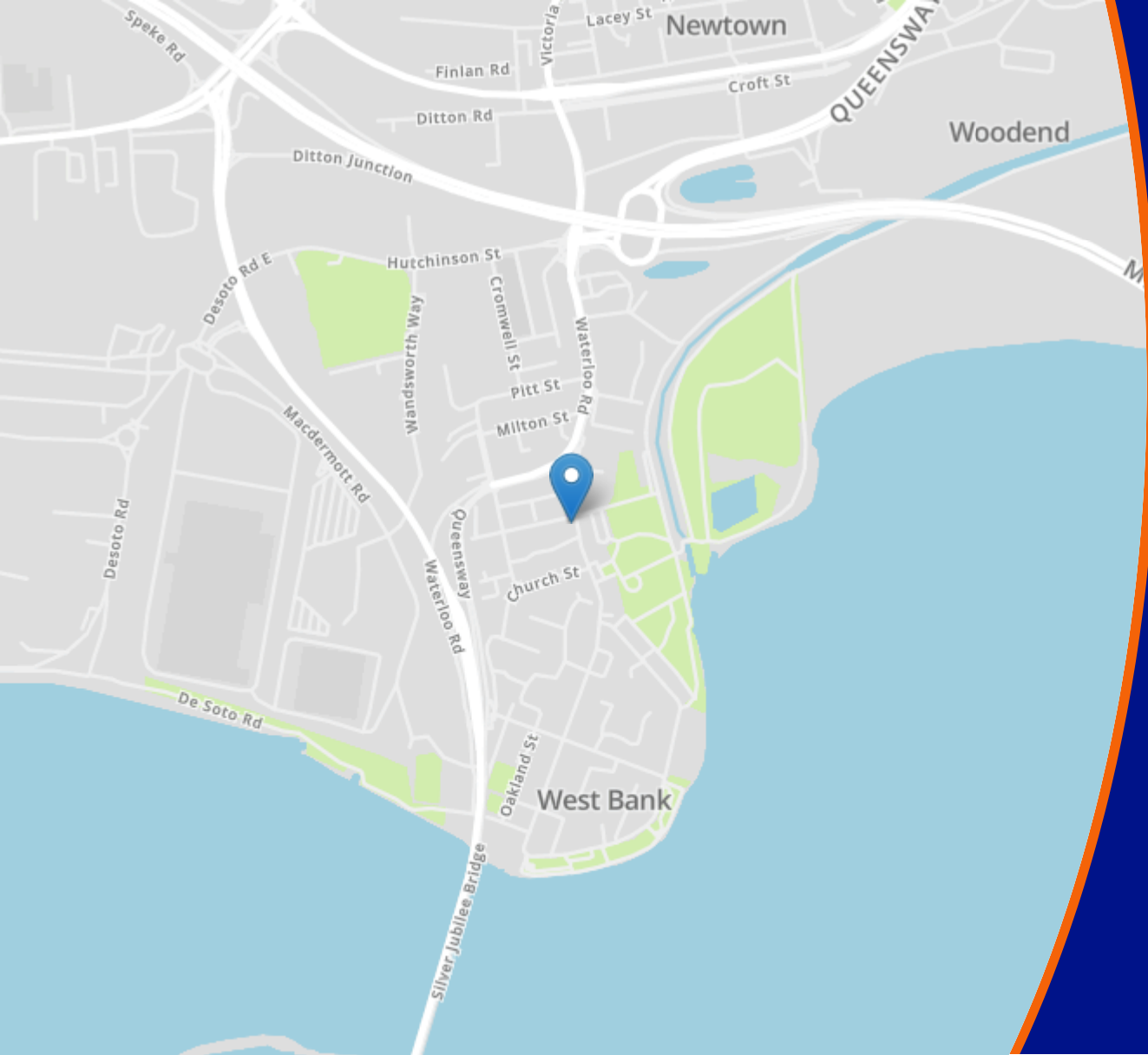
External

Front

Paved path leading to front entrance, shared driveway with access to parking at the rear of the property.

Rear Garden

Bound by wood panel fencing, paved Patio area leading to lawn, gated access leading to parking at the rear of the property.



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