



25 Highfield Crescent
Widnes, WA8 7DN



0151 424 5100
info@mylerestates.com



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£227,500

Offered to market this **THREE BEDROOM SEMI-DETACHED FAMILY HOME**, benefiting from UPVC double-glazing, gas central heating, front & rear gardens, **DRIVEWAY PROVIDING OFF ROAD PARKING**. Located in sought after residential area, close to local amenities, shops, primary schools and **ACADEMY'S**, Local Golf Club, walking distance to **VICTORIA PARK** & access to **ROAD & RAILWAY LINKS**.

Myler & Co will be conducting an open morning at this property on **SATURDAY 19TH AUGUST FROM 10AM**. Please call or email our office to register your interest and book your time slot. 0151 424 5100 / Info@mylerestates.com





Ground Floor

Entrance Hall

Entered via composite door, solid wood flooring, ceiling spot lights, radiator, feature porthole window and stairs to first floor, doors to lounge & kitchen.

Lounge

6.15m x 3.30m (20' 2" x 10' 10")

Carpet to floor, ceiling spot lights, two radiators, front aspect UPVC double glazed bay window, rear aspect UPVC double glazed window & wood burning stove.

Kitchen

2.95m x 2.42m (9' 8" x 7' 11")

Laminate to floor, ceiling light, UPVC double glazed window, composite door leading to rear garden. Kitchen comprises of a range of wall and base units with work surface over, stainless steel sink with mixer tap, stainless steel oven, halogen hob & extractor fan over. Integral fridge freezer & space for washing machine.

First Floor

Stairs & Landing

Capet to floor, ceiling light, UPVC double glazed window, doors to three bedrooms & bathroom.

Bedroom One

3.30m x 2.67m (10' 10" x 8' 9")

Laminate to floor, ceiling spot lights, UPVC double glazed window, radiator.

Bedroom Two

3.31m x 2.70m (10' 10" x 8' 10")

Laminate to floor, ceiling spot lights, UPVC double glazed window, radiator.

Bedroom Three

2.40m x 2.16m (7' 10" x 7' 1")

Laminate to floor, ceiling spot lights, UPVC double glazed window, radiator.

Bathroom

Tiles to floor & walls, ceiling spot lights, UPVC double glazed obscured window, chrome heated towel rail, shower cubicle with chrome mixer shower, pedestal hand wash basin & low level W/C.

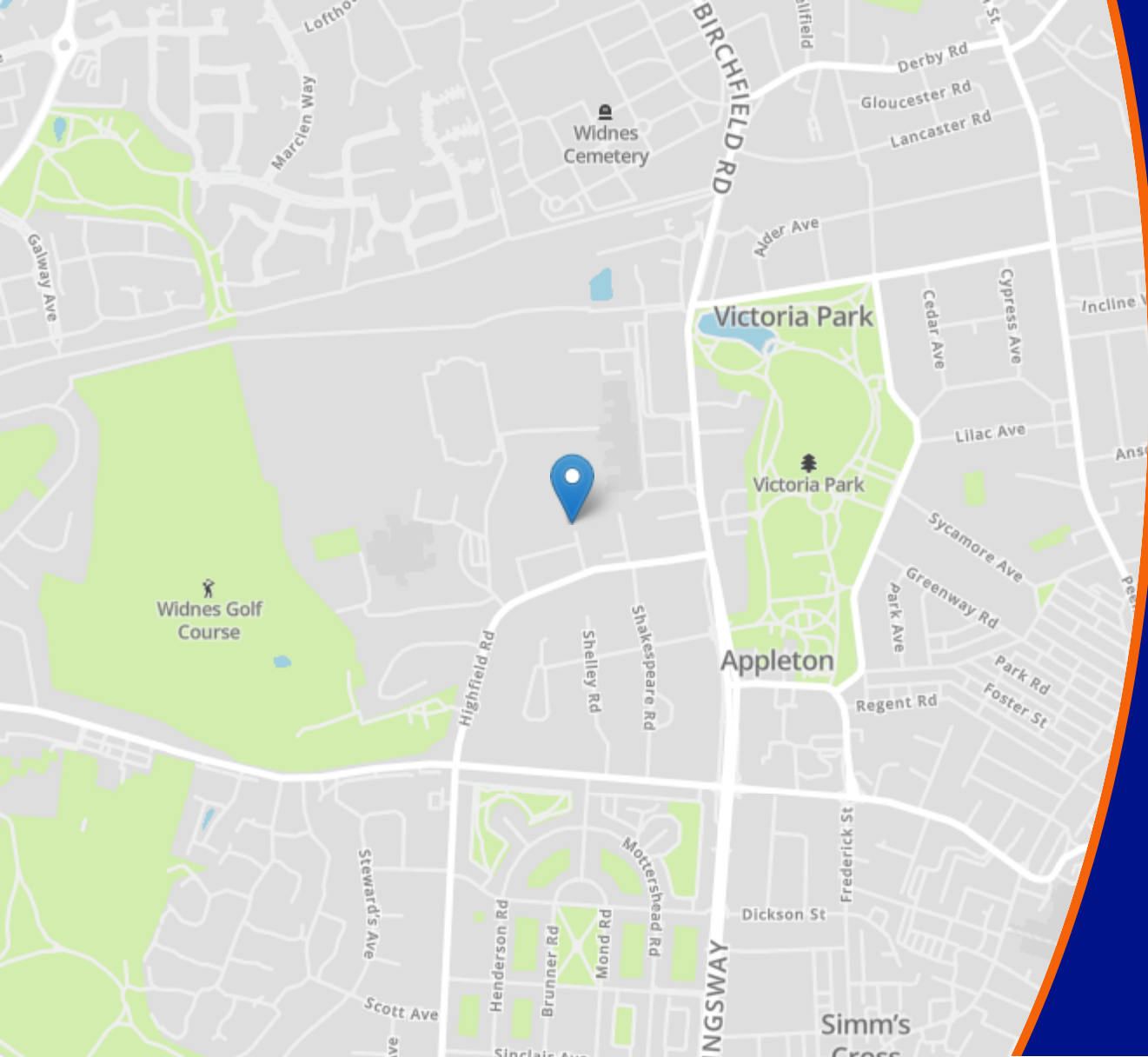
External

Front

Bound by wood panel fencing, paved driveway providing much desired off road parking & gated access to rear of the property.

Rear

Bound by wood panel fencing, paved patio area leading to well maintained lawn and uninterrupted views of the surround school fields.



Myler & Co
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