



3 Brandon  
Widnes, WA8 4SU



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# Brandon

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Offers Over £140,000

Offered to market with NO ONWARD CHAIN this THREE BEDROOM MID TOWN HOUSE perfect family home. Located in the Hough Green, close to St Basil's Catholic Primary School, Hough Green railway station and major road networks, close to local amenities. The property benefits from UPVC Double Glazing, Gas Central Heating, front and rear gardens, solar panels, IDEAL first time or investment property. Viewings Highly Recommended.





## Ground Floor

### Entrance Hall

Entered via UPVC composite door, wood to flooring, radiator, ceiling light, stairs to first floor, door to lounge.

### Lounge

6.06m x 3.17m (19' 11" x 10' 5")

Wood to flooring, two ceiling lights, two radiators, UPVC double glazed window, coal effect fire in surround, door to kitchen, UPVC doors to conservatory.

### Conservatory

4.80m x 2.85m (15' 9" x 9' 4")

Wood to flooring, nine spot lights, radiator, air con unit with heater, UPVC double glazed window and French door to rear garden.

### Kitchen / Breakfast Room

5.24m x 2.71m (17' 2" x 8' 11")

Tiled to flooring, four ceiling lights, UPVC double glazed window and door to conservatory, range of wall and base units with quartz work surfaces over, stainless steel double oven, gas hob with extractor fan, 1½ bowl stainless steel sink with mixer tap, space and plumbing for washing machine, dishwasher and tumble dryer.

## First Floor

### Stairs and Landing

Carpet to flooring, ceiling light, storage cupboard, doors to all three bedrooms and bathroom.

## Bedroom One

3.68m x 3.17m (12' 1" x 10' 5")

Carpet to flooring, ceiling light, radiator, UPVC double glazed window, range of fitted wardrobes, built in storage cupboard.

## Bedroom Three

3.14m x 1.86m (10' 4" x 6' 1")

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

## Bedroom Two

3.15m x 2.36m (10' 4" x 7' 9")

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

## Bathroom

Tiled to flooring, six spot lights, radiator, UPVC double glazed window, shower cubicle with chrome multi head mixer shower over, vanity wash hand basin concealed cistern W.C.

## External

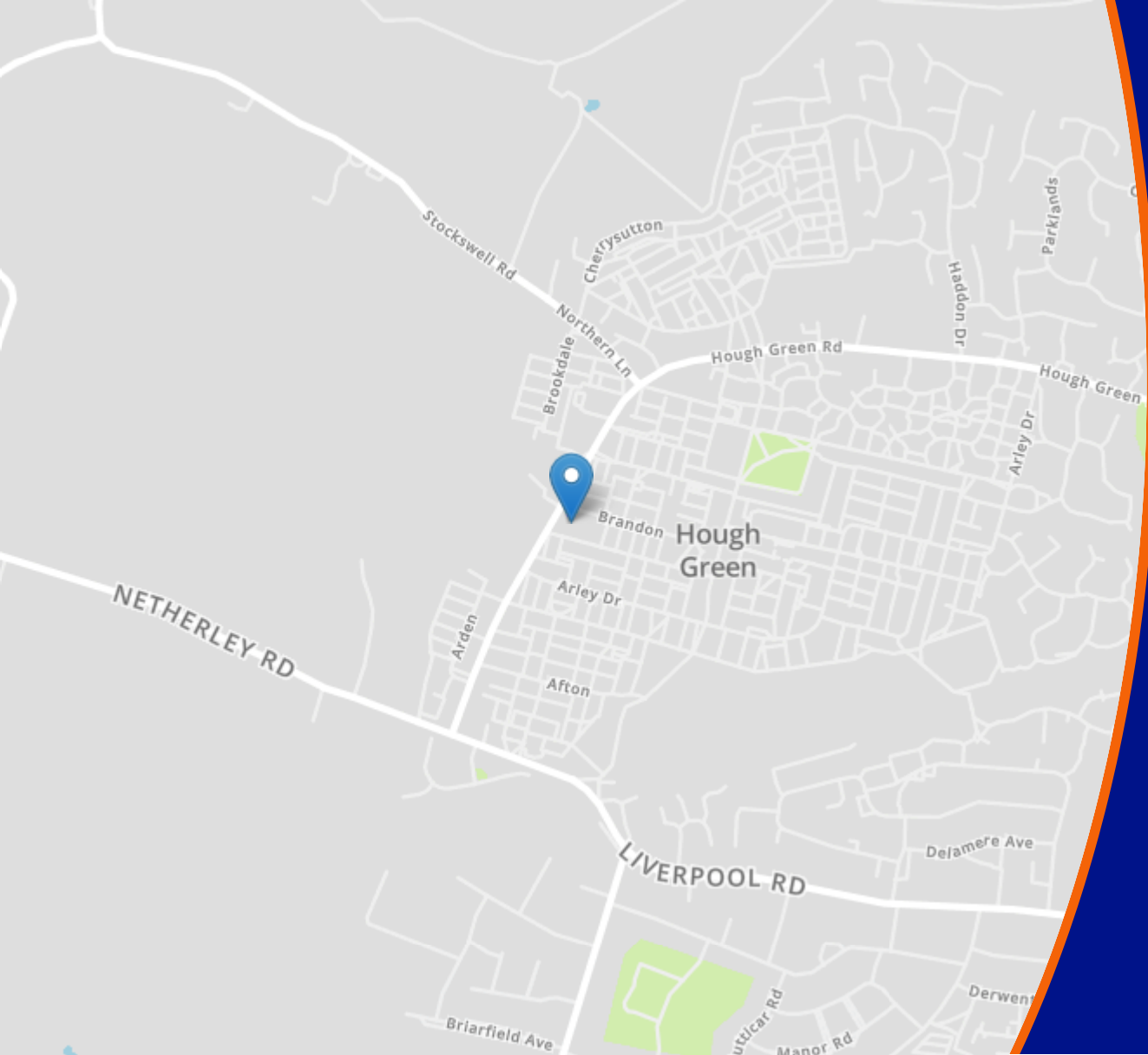
### Front

Communal footpath leading to the front entrance.

### Rear

Bound by wood panel fencing, laid to pave for low maintenance, shed included.





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