

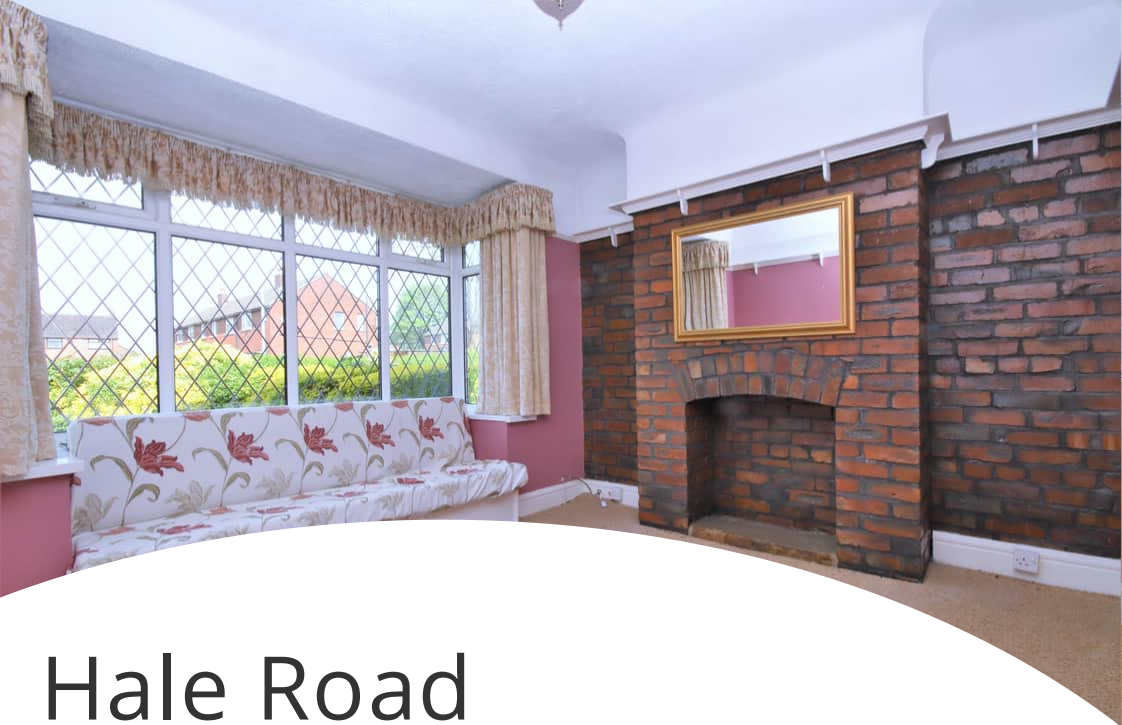


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# Hale Road

Widnes, WA8 8DQ

ASKING PRICE £205,000

Offered to market with **NO CHAIN** this **THREE BEDROOM SEMI-DETACHED** house located in the Ditton area, close to local amenities such as schools and shops, also nearby to local railway stations with major city links. The property benefits from UPVC double-glazing throughout along with central heating, loft room and front and rear gardens, making it a perfect family home. Viewings Highly recommended.





## GROUND FLOOR

### Entrance Hall

Entered via a UPVC double-glazed door, UPVC double-glazed windows, carpet to floor, one ceiling light point, radiator, stairs leading up to first floor and doors to lounge, sitting room and kitchen.

### Lounge

3.78m x 3.70m (12' 5" x 12' 2")

Carpet to floor, one ceiling light point, radiator, UPVC double-glazed window and a feature fireplace.

### Sitting Room

3.86m x 3.36m (12' 8" x 11' 0")

Carpet to floor, ceiling light point, radiator, feature fireplace and archway leading to dining room.

### Dining Room

3.28m x 2.42m (10' 9" x 7' 11")

Wood flooring, ceiling light point, one radiator and UPVC double-glazed patio doors leading to garden.

### Kitchen/Breakfast Room

5.52m x 2.12m (18' 1" x 6' 11")

Vinyl to floor, two ceiling light points, under stairs storage, range of wall and base units, stainless steel sink and mixer tap, electric cooker, induction hob and extractor fan with integrated fridge, UPVC double-glazed windows.

### Rear Porch

Tiles to floor, space and plumbing for washing machine, UPVC double-glazed windows and door leading to garden

## FIRST FLOOR

### Stairs and Landing

Carpet to floor, ceiling light point, UPVC double glazed window and doors leading to three bedrooms, family bathroom and loft access.

### Bedroom One

3.42m x 3.39m (11' 3" x 11' 1")

Laminate to floor, one ceiling light point, radiator and UPVC double-glazed window.

### Bedroom Two

3.49m x 3.36m (11' 5" x 11' 0")

Laminate to floor, one ceiling light point, radiator and UPVC double-glazed window.

### Bedroom Three

2.33m x 2.10m (7' 8" x 6' 11")

Laminate flooring, one ceiling light point, radiator and UPVC double-glazed window.

### Bathroom

Carpet to floor, one ceiling light point, one radiator, bath with bath/shower mixer taps, wash basin pedestal, low level WC and UPVC double-glazed window.

### Loft

5.69m x 3.57m (18' 8" x 11' 9")

Carpet to floor, ceiling light point, wood single-glazed window.

### Externals

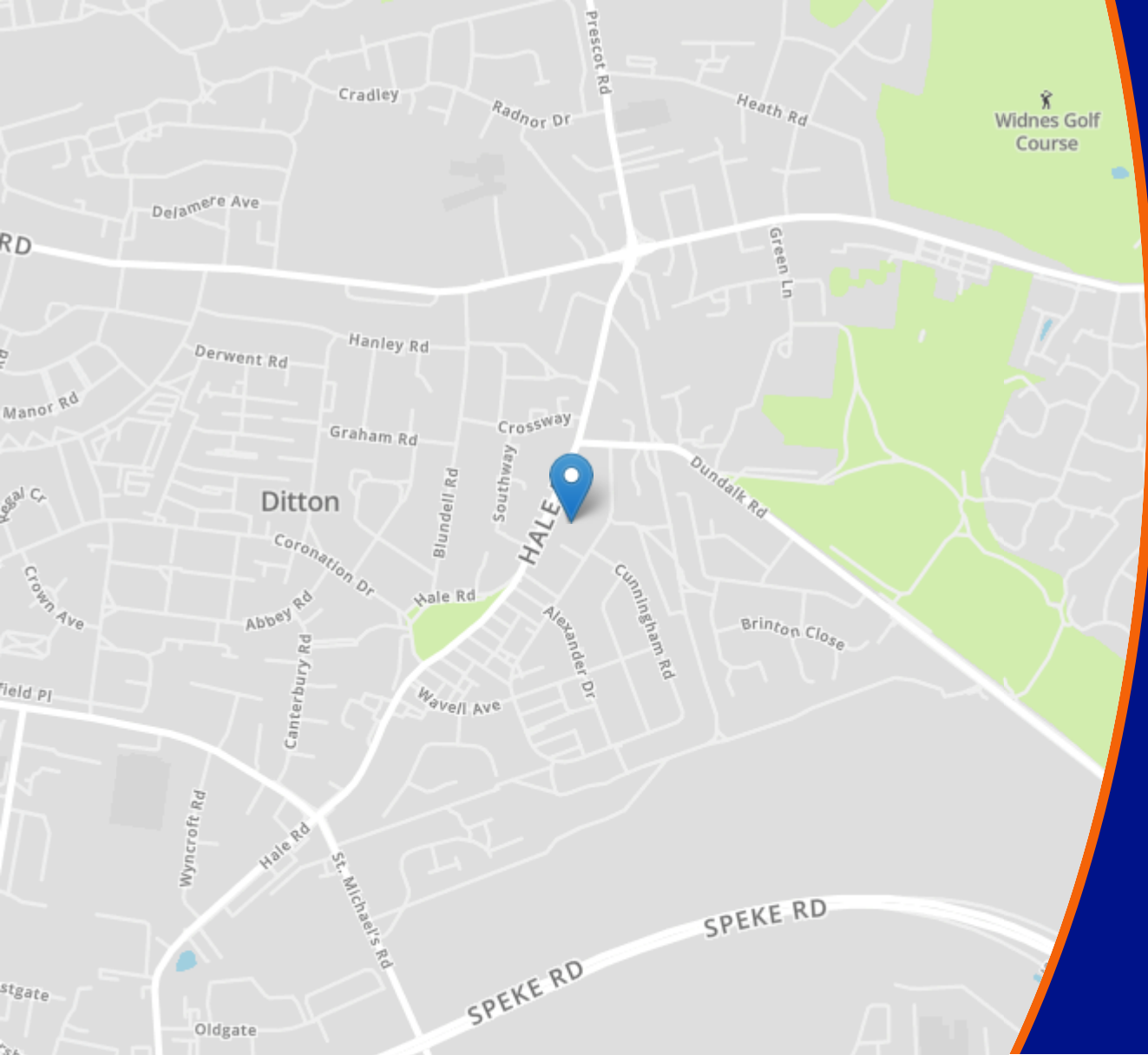
#### Rear Garden

Lawned with raised decked seating area, bounded by wood panel fencing and raised planted borders. Small pond to the rear.

#### Garage

Detached brick build garage with metal up and over door, electric and lighting, a wood single-glazed window and rear door access.





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