



18 Oakfield Drive

Widnes, WA8 8RG



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Oakfield Drive

Widnes, WA8 8RG

Rent £950

Bond £1096

Offered for rental this **THREE BEDROOM EXTENDED FAMILY HOME** *SOUGHT AFTER LOCATION* Providing **GOOD SIZED** accommodation with a converted garage and gardens to front and rear. Property is presented to good standard and benefits from UPVC Double Glazing and Gas Central Heating. Situated close to local amenities, schools, motorway & railway networks. Viewing with COVID restrictions in place, available end of April.





Ground Floor

Entrance Porch

UPVC double glazed windows & Door, tiles to floor, three recessed ceiling lights, door to hallway.

Entrance Hall

Carpet to floor, single light point, double radiator, door to lounge, stairs to first floor.

Dining Room

11' 1" x 8' 4" (3.38m x 2.54m)

Carpet to floor, double radiator, rear aspect double glazed french doors to garden, door to kitchen.

Lounge

15' 10" x 11' (4.83m x 3.35m)

Front aspect UPVC double glazed window, carpet to floor, ceiling light, radiator, two wall lights, inset coal effect electric fire in feature marble surround, door to dining room.

Kitchen

11' 2" x 7' 3" (3.40m x 2.20m)

UPVC double glazed window, laminate to flooring, ceiling light, Kitchen Comprises:- Range of wall & base units with work surface over, composite Sink and drainer with mixer tap, single oven, halogen hob and extractor hood over. space and Plumbing & space washing machine. Door to utility room.

Utility Room

4.00m x 2.20m (13' 1" x 7' 3")

UPVC double-glazed window, ceiling light, laminate to flooring, radiator, space and plumbing for a washing machine, space for fridge freezer, a range of base and wall units with work surface over.

Family Room

4.10m x 2.20m (13' 5" x 7' 3")

Front aspect UPVC double-glazed window, laminate to flooring, recessed ceiling lights, radiator.

1st Floor

Stairs/Landing

Carpet to floor, single light point, storage cupboard, doors to three bedrooms, bathroom and W.C

Bathroom

UPVC double glazed window, carpet to floor, single light point, single radiator, fully tiled walls, bath with electric shower over, basin & pedestal.

Bedroom 1

4.40m x 2.90m (14' 5" x 9' 6")

Dual UPVC double glazed windows, carpet to floor, ceiling light, radiator, a range of fitted sliding wardrobes

Bedroom 2

9' 2" x 9' 2" (2.79m x 2.79m)

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

Bedroom 3

9' 2" x 6' 8" (2.79m x 2.03m)

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

External

Rear Garden

Paved patio area leading to a raised lawn with planted borders.

Front Garden

Bounded by low wall, Paved and gravelled, driveway offering off road parking.



1ST FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 667 SQ.FT.
(61.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1086 SQ.FT. (100.9 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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