



248a Moorfield Road  
WIDNES, WA8 3HG

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# Moorfield Road

WIDNES, WA8 3HG

OFFERS OVER £245,000

Offered to market with NO ONWARD CHAIN this MODERN SEMI DETACHED. Property is located in HALTON VIEW a POPULAR RESIDENTIAL AREA with good links to local schools, MAJOR ROAD & RAILWAY NETWORKS. In brief the property comprises of hall, lounge, kitchen/dining room, utility and cloakroom. To the first floor are two bedrooms and family bathroom. On the third floor is a SPACIOUS MASTER BEDROOM. Off road parking to the front aspect and REAR GARDEN. VIEWING HIGHLY RECOMMENDED.





## Ground Floor

### Entrance Hall

Entered via composite door, laminate to floor, ceiling light, stairs to first floor and door to lounge.

### Lounge

3.80m x 2.72m (12' 6" x 8' 11")

Front aspect UPVC double glazed window, Laminate to floor, ceiling light, radiator, door to kitchen.

### Kitchen

3.66m x 3.19m (12' 0" x 10' 6")

UPVC double glazed window. Tiles to floor, ceiling light, radiator, under stairs storage cupboard.

Kitchen comprises of a range of wall and base units with work surface over, stainless steel sink with mixer tap, Integral oven, gas hob with extractor canopy. Breakfast bar, space for full height fridge freezer and washing machine, archway to dining area.

### Dining Room

2.97m x 2.66m (9' 9" x 8' 9")

UPVC double glazed patio doors leading to rear garden. Tiles to floor, ceiling light, radiator. Door to utility space and downstairs W/C.

### Utility Room

0.95m x 1.50m (3' 1" x 4' 11")

Space for washing machine or dryer with storage shelving.

### Cloakroom

0.95m x 1.40m (3' 1" x 4' 7")

UPVC double glazed obscured window, tiles to floor, ceiling light, radiator, pedestal hand wash basin and low level W/C.

## First Floor

### Stairs & Landing

Carpet to floor, ceiling light, doors to two bedrooms, bathroom and loft conversion.

### Bedroom One

3.67m x 2.29m (12' 0" x 7' 6")

UPVC double glazed window. Carpet to floor, Ceiling light, radiator.

### Bedroom Two

2.68m x 1.90m (8' 10" x 6' 3")

UPVC double glazed window. Carpet to floor, Ceiling light, radiator.

### Bathroom

UPVC double glazed obscured window, Vinyl to floor, tiles to walls, ceiling spot lights, chrome heated towel rail. Bathroom comprises of panel enclosed bath with chrome shower over, pedestal hand wash basin and low level W/C.

## Second Floor

### Bedroom Three

4.57m x 3.68m (15' 0" x 12' 1")

Carpet to floor, two velux UPVC double glazed windows, ceiling lights, radiator.

## External

### Front Garden

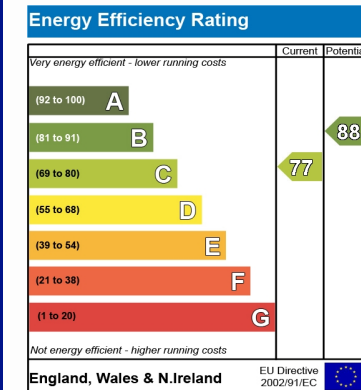
Good sized block paving driveway allowing room for off road parking, wood panel fencing and side access to rear enclosed garden.

### Rear Garden

Bound by wood panel fencing, Paved patio area leading to well maintained lawn with planted borders. Side access to front of the property.



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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