



3 Lower House Lane

Widnes, WA8 7BG



0151 424 5100
info@mylerestates.com



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Offers Over £260,000

Offered to market this beautifully presented **THREE BEDROOM SEMI DETACHED FAMILY HOME**, benefitting from UPVC double-glazing and gas central heating, Finished to a high standard and well presented throughout. Close to local amenities, shops, schools, walking distance to **WIDNES TOWN CENTRE**, Victoria Park and Widnes Golf Club, major road and railway networks. Secure driveway with ample space for off road parking, Well maintained rear garden. **EARLY VIEWING** highly recommended.





Ground Floor

Entrance Hall

Entered via Double Glazed Composite door, D/G Windows, Tiles to Floor, Ceiling light, Radiator. Stairs to first floor, doors to shower room, dining room and kitchen.

Shower Room

Tiles to floor and walls, 6 Ceiling spot lights, UPVC Double glazed window. Heated Chrome Towel Rail. Shower cubicle with electric shower, Wall mounted hand wash basin and low level W/C

Lounge

4.36m x 3.13m (14' 4" x 10' 3")
Solid Wood flooring, Ceiling light, Radiator. Inset fire surround, Archway to dining room.

Dining Room

4.16m x 3.11m (13' 8" x 10' 2")
Solid wood flooring, Ceiling light, Radiator. UPVC double glazed French doors leading to rear garden.

Kitchen

4.92m x 2.16m (16' 2" x 7' 1")
Tiles to floor, Ceiling spot lights, Radiator, UPVC double glazed windows, UPVC double glazed door to rear garden. Kitchen Comprises of a range of wall and base units with work surface over. 1 1/2 stainless steel sink with mixer tap. Range style 5 Ring gas cooker with extractor canopy over, Integral Fridge freezer, Space for washing machine.

First Floor

Stairs & Landing

Carpet to Floor, Ceiling light, UPVC Double Glazed Window, Doors to three bedrooms and bathroom.



Bedroom One

4.34m x 3.12m (14' 3" x 10' 3")
Carpet to Floor, ceiling light, Radiator, Front Aspect UPVC double glazed window.

Bedroom Two

4.38m x 3.13m (14' 4" x 10' 3")
Carpet to Floor, ceiling spot lights, Radiator, Rear Aspect UPVC double glazed window. Range of fitted wardrobes.

Bedroom Three

2.36m x 1.79m (7' 9" x 5' 10")
Carpet to Floor, ceiling light, Radiator, Front Aspect UPVC double glazed window.

Bathroom

Tiles to floor, Ceiling spot lights, Heated chrome radiator, UPVC double glazed obscured window. Bathroom comprises of three piece suite, panel enclosed bath with mixer shower, hand wash pedestal basin, low level W/C.

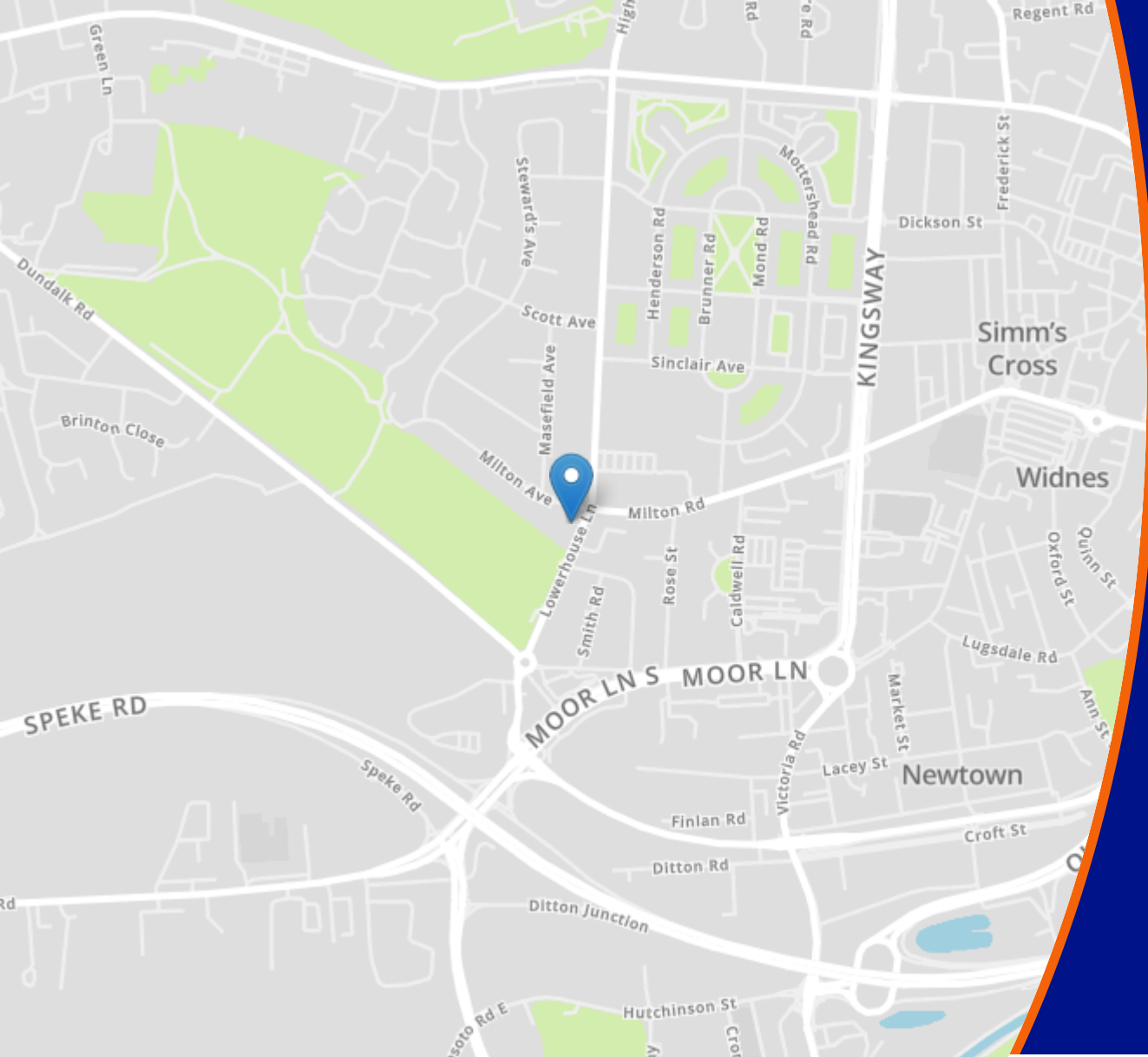
External

Driveway

Large paved driveway bound by brick walls and double gated.

Rear Garden

Paved Patio area leading to well maintained lawn. Bound by wood panel fences and planted borders.



Myler & Co

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