



115 Milton Avenue
Widnes, WA8 7BQ



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Milton Avenue

Widnes, WA8 7BQ

Rent £1050

Bond £1200

Offered for rental this **LARGE SEMI-DETACHED FOUR BEDROOM PROPERTY**, UPVC double-glazing, gas central heating, **CONSERVATORY**, **LARGE REAR GARDEN**, off road parking, **TWO RECEPTION ROOMS**, close to local amenities, shops, schools, major road and railway networks. Viewing recommended. Available now for viewings with COVID restrictions in place, available to rent from mid April.





GROUND FLOOR

Entrance Hall

Entered via UPVC double-glazed door, recessed ceiling lights, laminate to flooring, radiator. Stairs leading to first floor, doors leading to lounge, dining room, kitchen, bathroom and under stairs storage.

Dining Room

3.55m x 3.31m (11' 8" x 10' 10")

Front aspect UPVC double-glazed half bay window, ceiling light, laminate to flooring, radiator, feature fire surround. Decorative picture rail.

Lounge

6.03m x 3.49m (19' 9" x 11' 5")

Front aspect UPVC double-glazed half bay window, UPVC sliding patio doors leading to conservatory, recessed ceiling lights, laminate to flooring, radiator.

Conservatory

3.00m x 2.28m (9' 10" x 7' 6")

All around aspect UPVC double-glazed units, French door leading to rear garden, tiles to flooring.

Kitchen

Rear aspect UPVC double-glazed window, recessed ceiling lights, tiles to flooring, radiator. Kitchen comprises of a range of fitted wall and base units with work surface over, tiled splashback, 1½ bowl sink and drainer with chrome mixer tap, stainless steel 5 ring gas burner with chimney styled extractor hood over, stainless steel electric oven, space and plumbing for a washing machine and tumble dryer, integral dishwasher.

Bathroom

Dual rear aspect UPVC double-glazed windows, recessed ceiling lights, fully-tiles walls and flooring, radiator. Bathroom comprises of a three piece white suite, low level WC, pedestal wash hand basin with chrome mixer tap, panel-enclosed bath with chrome mixer tap thermostatic controlled mixer shower, folding shower screen.

FIRST FLOOR

Stairs & Landing

Front aspect UPVC double-glazed window, recessed ceiling lights, carpet to flooring, radiator, doors leading to all four double bedrooms.



Bedroom One

3.54m x 3.13m (11' 7" x 10' 3")

Front aspect UPVC double-glazed half bay window, ceiling light, carpet to flooring, radiator, decorative picture rail.

Bedroom Two

3.58m x 3.29m (11' 9" x 10' 10")

Front aspect UPVC double-glazed half bay window, ceiling light, laminate to flooring, radiator, decorative picture rail.

Bedroom Three

3.61m x 2.82m (11' 10" x 9' 3")

Rear aspect UPVC double-glazed window, ceiling light, laminate to flooring, radiator, decorative picture rail.

Bedroom Four

3.51m x 2.83m (11' 6" x 9' 3")

Rear aspect UPVC double-glazed window, ceiling light, laminate to flooring, radiator, decorative picture rail, door leading to WC.

WC

UPVC double-glazed window, ceiling light, laminate to flooring, wall mounted wash hand basin, low level WC.

EXTERNAL

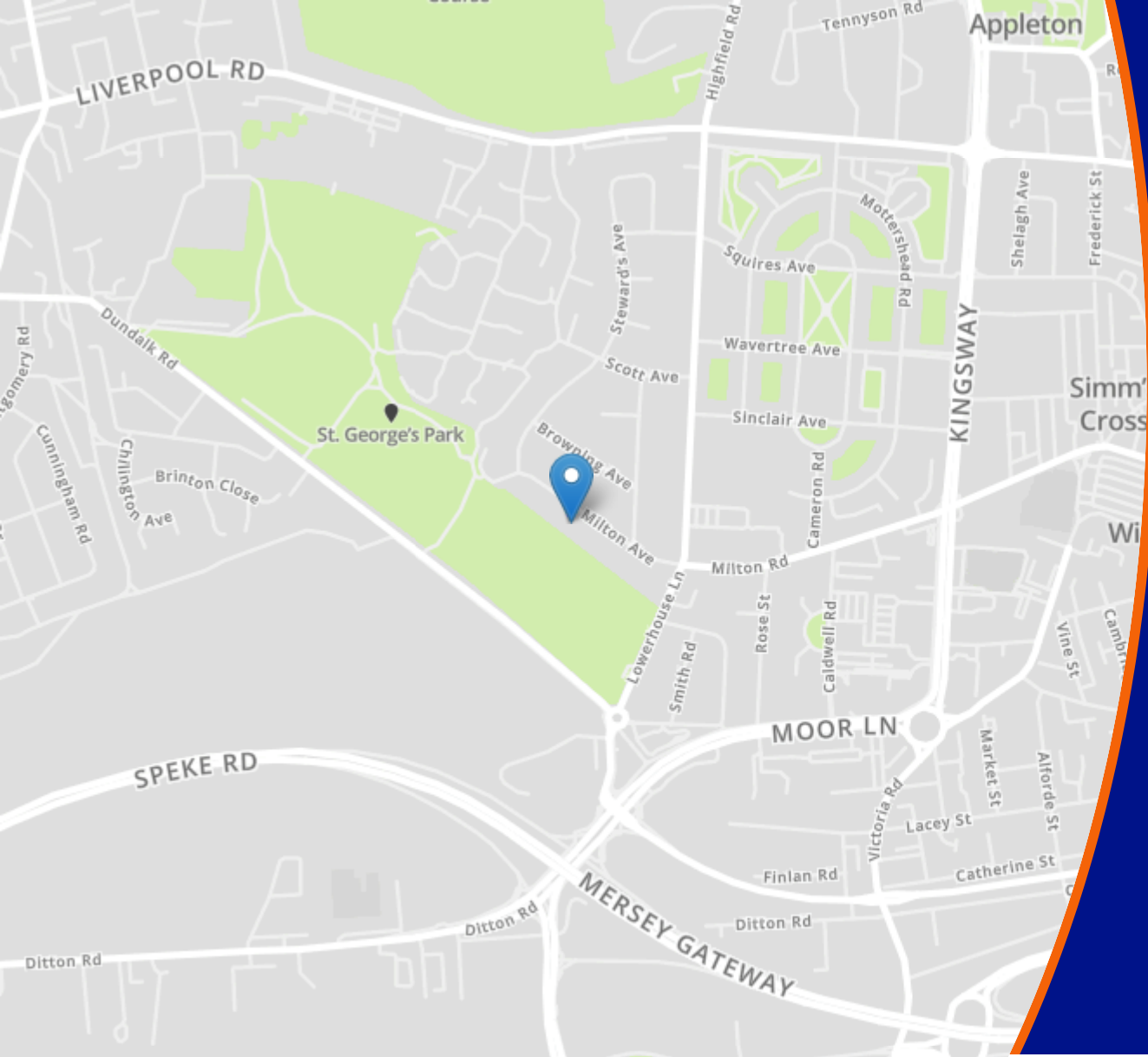
Front

Access via double wrought iron gates leading to off road parking, laid to lawn with planted shrubs, gated access leading to rear garden.

Rear Garden

Offering a large garden space, bound by wood panel fencing, with paved patio area, large brick built out building, laid to lawn bound by brick walls.

AWAITING EPC



Myler & Co

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