



38 Black Horse Lane
Widnes, WA8 5AF



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£450,000

Offered to market FOUR BEDROOM DETACHED FAMILY HOME, Situated off Norlands Lane, Sought after residential area, BEAUTIFULLY PRESENTED THROUGHOUT, The property benefits from UPVC double glazing & gas central heating. INTEGRAL GARAGE, LANDSCAPED front & rear gardens. OFF ROAD PARKING FOR MULTIPLE VEHICLES. Close to all local amenities, shops, schools, pubs & restaurants. Good access to ROAD & RAILWAY LINKS. Early viewing is HIGHLY RECOMMENDED!!





Ground Floor

Storm Porch

Entered via composite double glazed door, door to hall.

Entrance Hall

Karndean flooring, ceiling light, radiator, UPVC double glazed window, stairs to first floor, doors to cloak room, lounge, kitchen & integral garage.

Cloakroom

Tiles to floor, ceiling light, radiator, wall mounted hand wash basin, low level W/C.

Lounge

5.00m x 3.28m (16' 5" x 10' 9")
Carpet to floor, ceiling light, two radiators, UPVC double glazed window, wall mounted log effect electric fire, double door to kitchen.

Kitchen / Breakfast Room

7.85m x 2.74m (25' 9" x 9' 0")
Tiles to floor, ceiling spot lights, radiator, UPVC double glazed window, storage cupboard. Kitchen comprises of a range of wall and base units with work surface over, 1½ stainless steel sink with mixer tap, high level double oven, gas hob & extractor canopy, integral fridge freezer, space for dishwasher.

Dining Area

Tiles to floor, ceiling light, radiator, UPVC double glazed french doors to conservatory.

Conservatory

3.91m x 1.55m (12' 10" x 5' 1")
Tiles to floor, ceiling spot lights, UPVC double glazed windows and french doors to garden, two electric wall heaters.

Utility Room

1.58m x 1.55m (5' 2" x 5' 1")
Tiles to floor, ceiling light, radiator, UPVC double glazed window and door to rear garden. Sink & mixer tap, work surface and space beneath for washing machine.

First Floor

Stairs & Landing

Laminate to floor, ceiling light, storage cupboard, doors to four bedrooms & bathroom

Bedroom One

4.78m x 3.37m (15' 8" x 11' 1")
Carpet to floor, ceiling light, radiator, UPVC double glazed window, range of fitted wardrobes and drawers, door to en-suite.

En-Suite

Tiles to floor & walls, ceiling spot lights, radiator, UPVC double glazed obscured window, shower cubicle with chrome mixer shower, vanity hand wash basin, low level W/C.

Bedroom Two

3.68m x 2.57m (12' 1" x 8' 5")
Carpet to floor, ceiling light, radiator, UPVC double glazed bay window.

Bedroom Three

4.42m x 2.87m (14' 6" x 9' 5")
Carpet to floor, ceiling light, radiator, UPVC double glazed window.

Bedroom Four

3.36m x 2.86m (11' 0" x 9' 5")
Laminate to floor, ceiling light, radiator, UPVC double glazed window.

Bathroom

Tiles to floor & walls, ceiling spot lights, UPVC double glazed window, heated chrome towel rail, bath with chrome mixer shower over, vanity hand wash basin, concealed cistern W/C.

External

Integral Garage

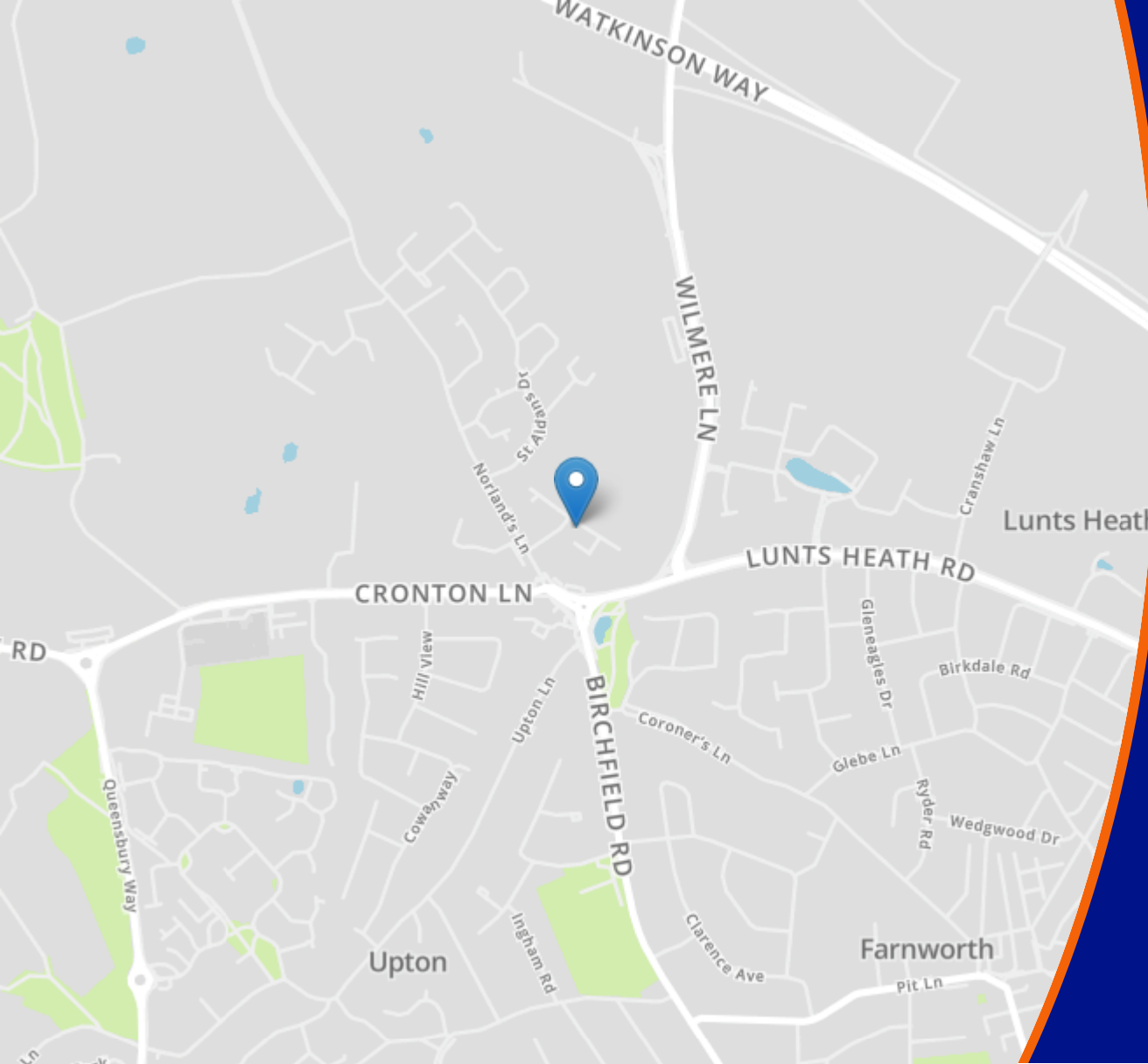
Power & lighting, remote electric door.

Front

Large paved driveway providing much desired off road parking, paved borders and side access to the rear of the property.

Rear

Bound by wood panel fencing & brick walls, paved patio area leading to well maintained lawn.



Myler & Co

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