



85 Simonside
Widnes, WA8 4YN



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Simonside

Widnes, WA8 4YN

£150,000 Offer in Excess of

This terraced house, currently listed for sale, offers a unique investment opportunity for first-time buyers and investors alike. While the property is in need of renovation, its potential is undeniable. The house encompasses two bedrooms, offering the chance to create a comfortable personal space with your own design flair.

The absence of designated reception and kitchen areas provides a blank canvas to design an open plan living space or to cater to your personal taste. The house's layout can be transformed into a practical and stylish living area that can serve multiple purposes, from a cosy entertainment spot to a comfortable home office.

One of the key selling points of this property is its outdoor space. A large, lush garden is included, presenting a chance to create your dream garden or even extend the house, subject to planning permissions. This outdoor space can become a serene oasis, a private playground, or a vibrant entertaining area.

The location of this property is another significant advantage. Situated within close proximity to public transport links, local amenities, and green spaces, the house provides all the convenience of urban living while still offering a tranquil setting. Moreover, the nearby schools make it a favourable choice for those with young families.

In conclusion, this house is a remarkable opportunity for those looking to invest and create a home from a blank canvas. The potential to transform and add personal touches to this property makes it a truly enticing prospect.





GROUND FLOOR

Entrance Hall

Lounge

5.30m x 3.95m (17' 5" x 13' 0")

Kitchen

3.95m x 2.75m (13' 0" x 9' 0")

FIRST FLOOR

Stairs & Landing

Bedroom One

3.95m x 2.75m (13' 0" x 9' 0")

Bedroom Two

3.95m x 2.75m (13' 0" x 9' 0")

Bathroom

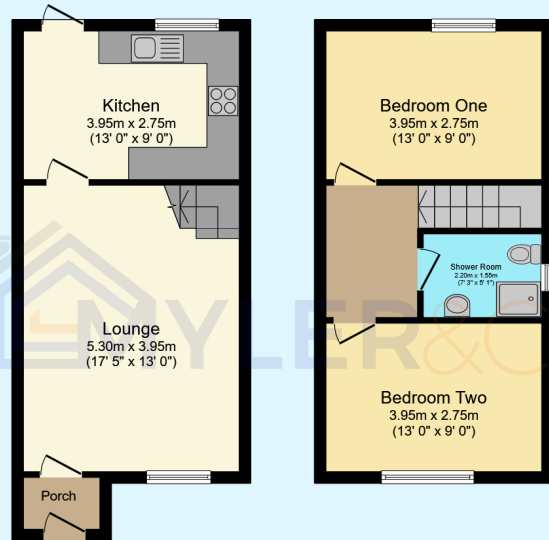
EXTERNAL

Front

Rear



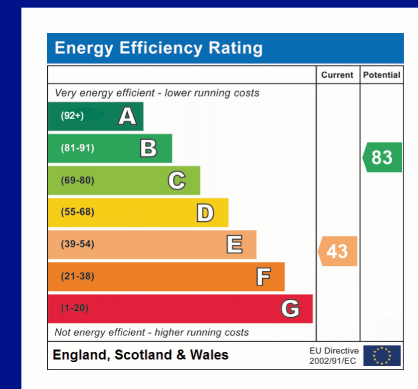
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Floor area 34.1 sq.m. (367 sq.ft.)
Floor area 32.6 sq.m. (351 sq.ft.)

Total floor area: 66.7 sq.m. (718 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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