



267 Lunts Heath Road  
Widnes, WA8 5BB



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# Lunts Heath Road

Widnes, WA8 5BB

Offers Over £539,950

Offered to market this **FOUR BEDROOM DETACHED FAMILY HOME**, located in **NORTH WIDNES**, close to local amenities, shop, schools, major road and **WIDNES NORTH RAILWAY STATION & BIRCHFIELD GARDENS**, benefitting from **UPVC double-glazing**, gas central heating, **THREE RECEPTION ROOMS**, down-stairs cloakroom, **ENSUITE TO MASTER**, offering ample **OFF ROAD PARKING**, **INTEGRAL DOUBLE GARAGE**, viewing is advised, please contact our office to arrange an appointment to view.





Awaiting EPC & Floorplan

Ground Floor

**Storm Porch**

Tiles to flooring, light, Composite door leading to entrance Hall.

**Entrance Hall**

UPVC double-glazed units, two ceiling lights, carpet to flooring, radiator, stairs leading to first floor, doors leading to lounge, sitting room, dining room and kitchen.

**Lounge**

5.57m x 4.12m (18' 3" x 13' 6")  
 Front aspect Bay window, ceiling light, two wall lights, decorative coving and dado rail, carpet to flooring, two radiators, feature fire surround with matching inset and hearth, inset coal-effect gas fire.

**Sitting Room**

4.48m x 4.28m (14' 8" x 14' 1")  
 Rear aspect UPVC French doors leading to rear garden, two ceiling lights, decorative coving and picture rail, carpet to flooring, radiator, Brick feature fire surround with inset coal-effect gas fire, tiled hearth.

**Dining Room**

3.05m x 3.10m (10' 0" x 10' 2")  
 Rear aspect UPVC double-glazed French doors leading to rear garden, ceiling light, decorative coving and picture rail, carpet to flooring, radiator.

**Kitchen/Breakfast Room**

4.20m x 2.68m (13' 9" x 8' 10")  
 Rear aspect UPVC double-glazed window, ceiling light, tiles to flooring, radiator, kitchen comprises of a range of wall and base units with work surface over incorporating a breakfast bar, stainless steel 1½ bowl sink and drainer with chrome mixer tap, Stainless Steel Range style gas cooker with chimney styled extractor hood over, offering integral dishwasher, space for full height fridge/freezer, door leading to utility room.

**Utility Room**

4.19m x 2.27m (13' 9" x 7' 5")  
 Rear and side aspect UPVC double-glazed windows, part glazed UPVC double-glazed door, two ceiling lights, tiles to flooring, radiator, utility room comprises of a range of wall and base units with work surface over stainless steel sink and drainer with chrome mixer taps, part-tiled walls, wall mounted gas central heating boiler, space and plumbing for a washing machine and tumble dryer, tiles to flooring, door to cloakroom and integral garage.

**WC**

UPVC double-glazed obscured window, ceiling light, tiles to flooring, radiator, low level WC.

**First Floor**

**Stairs & Landing**

Ceiling light, carpet to flooring, doors leading to all four bedrooms, storage cupboard and family bathroom

**Bedroom One**

4.69m x 4.12m (15' 5" x 13' 6")  
 Front aspect UPVC double-glazed window, ceiling light, coving to ceiling, carpet to flooring, radiator, two double-built-in wardrobes, door leading to en-suite.

**En-Suite**

UPVC double-glazed obscured window, recessed ceiling lights, fully tiled walls, chrome heated towel rail, three piece suite, low level WC, pedestal wash hand basin with chrome taps, fully tiled shower cubicle with electric shower.

**Bedroom Two**

4.24m x 4.17m (13' 11" x 13' 8")  
 UPVC double-glazed window, ceiling light, carpet to flooring, radiator, double built-in wardrobes.

**Bedroom Three**

3.65m x 2.78m (12' 0" x 9' 1")  
 UPVC double-glazed window, ceiling light, laminate to flooring, radiator, double built-in wardrobes.

**Bedroom Four**

3.64m x 2.73m (11' 11" x 8' 11")  
 UPVC double-glazed window, ceiling light, laminate to flooring, radiator, double built-in wardrobes.

**Family Bathroom**

UPVC double-glazed obscured window, recessed ceiling lights, fully tiled walls, chrome heated towel rail, tiles to flooring, en-suite comprises of a four piece suite, low level WC, vanity styled unit housing wash hand basin with chrome mixer tap, fully-tiled shower cubicle, electric shower, panel-enclosed bath with mixer tap and shower attachment.

**External**

**Front**

Bound by mature planted hedges, shingle border with planted shrubs, ample off road parking laid to tarmac, gated access leading to rear garden.

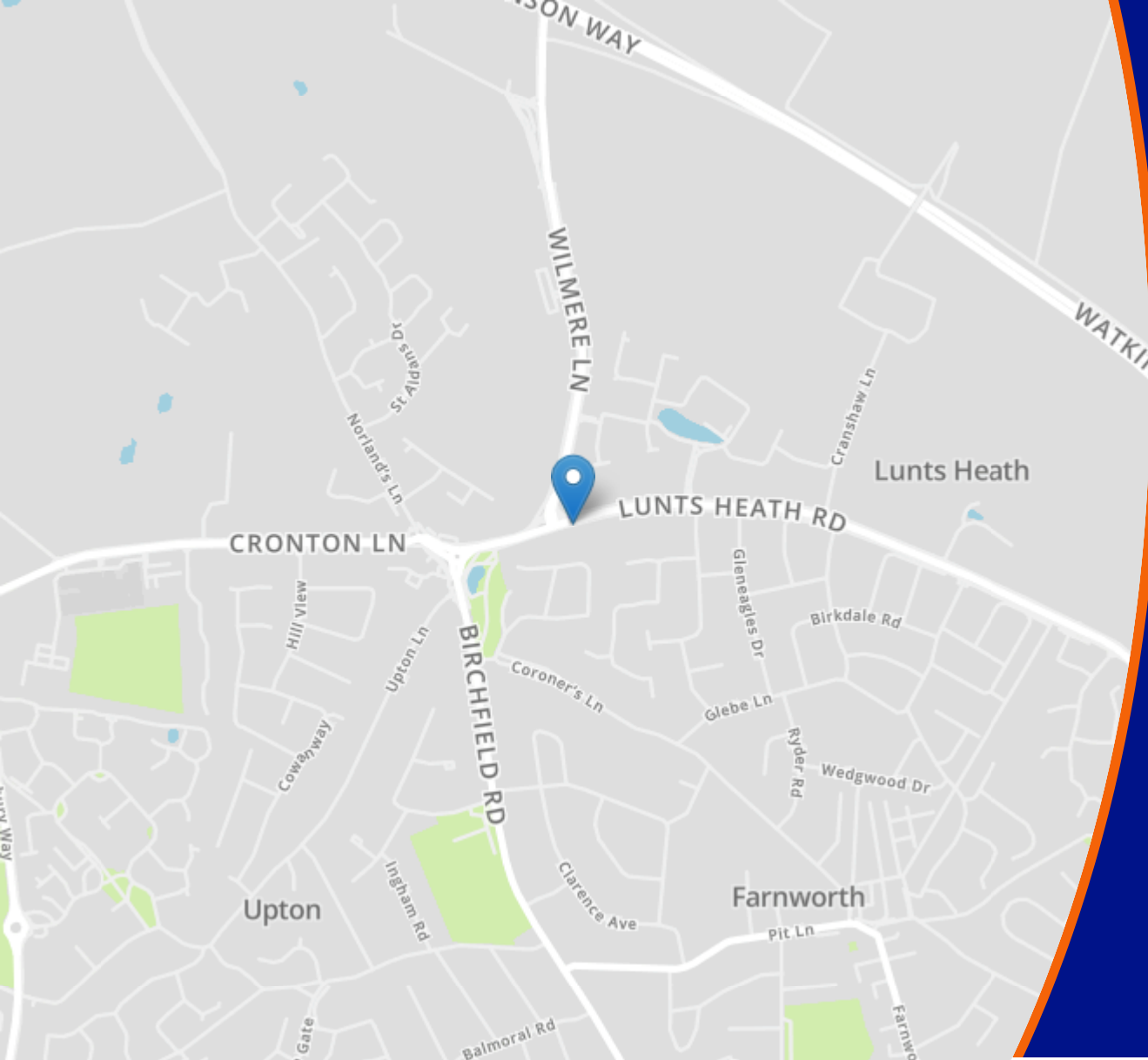
**Double Garage**

Up an dover door, ceiling light.

**Rear Garden**

Bound by wood panel fencing, brick walls, offering a well maintained private garden, laid to lawn with mature planted borders, paved patio area.





Myler & Co

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