



52 Lockett Road  
Widnes, WA8 6TA



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# Lockett Road

Widnes, WA8 6TA

Offers Over £175,000

Offered to market with **NO ONWARD CHAIN** this **TWO BEDROOM MID TERRACE PROPERTY**, Located in sought after area overlooking **VICTORIA PARK**, offering a good sized paved **DRIVEWAY & ENCLOSED REAR GARDEN**. Property is walking distance to **WIDNES NORTH** railway station, close to **MAJOR ROAD** networks, **CATCHMENT AREA** FOR **WADE DEACON ACADEMY**, close to all local amenities. Viewings are **HIGHLY** recommended and is an **IDEAL FIRST TIME BUYER OPPORTUNITY**.





## Ground Floor

### Entrance Hall

3.6m x 1.24m (11' 10" x 4' 1")

Entered via composite double glazed door, carpet to floor, ceiling light, radiator, door to lounge.

### Lounge

4.44m x 3.84m (14' 7" x 12' 7")

Offering a spacious lounge area, laminate to floor, ceiling light, radiator, UPVC double glazed window, gas fire in surround with marble inset and hearth.

### Kitchen / Dining Room

5.39m x 2.22m (17' 8" x 7' 3")

Tiles to floor, ceiling light, radiator, UPVC double glazed window & patio doors leading to rear garden, Kitchen comprises of a range of wall and base units with work surface over, stainless steel sink and drainer with mixer tap, stainless steel electric oven, gas hob with extractor hood over, space and plumbing for a washing machine, spaces for refrigerator and freezer.

## First Floor

### Stairs & Landing

Carpet to floor, ceiling light, doors to both bedrooms & bathroom.

### Bedroom One

5.44m x 2.85m (17' 10" x 9' 4")

Carpet to floor, ceiling light, radiator, UPVC double glazed window, door to cloakroom.

### Cloakroom

1.8m x 1.1m (5' 11" x 3' 7")

Tiles to floor and walls, ceiling light, UPVC double glazed window, pedestal hand wash basin & low level WC.

### Bedroom Two

3.31m x 2.74m (10' 10" x 9' 0")

Carpet to floor, ceiling light, radiator, UPVC double glazed window.

### Bathroom

2.5m x 2.2m (8' 2" x 7' 3")

Tiles to floor and walls, recessed ceiling lights, radiator, UPVC double glazed window, bathroom comprises of a three piece suite, panel enclosed bath with shower over, pedestal hand wash basin and low level WC.

## External

### Front

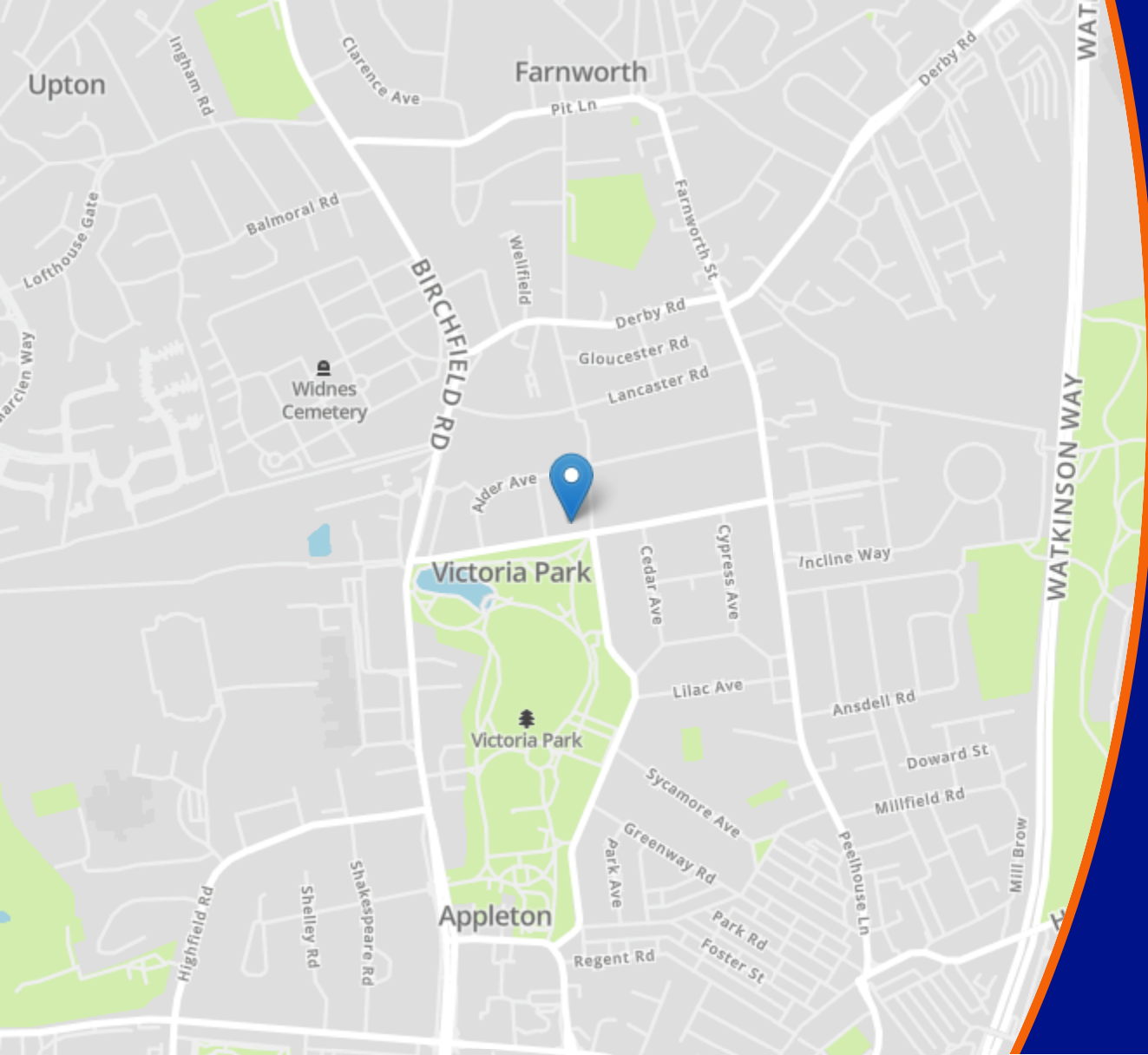
The front comprises of an open block paved driveway providing off road parking for two vehicles. Shared pathway accessed via a metal gate leads to a shared alley to the reach of the rear of the property.

### Rear

Entered via a wooden gate. The garden is bound by wooden fencing and has been recently landscaped with paved patio areas, leading to a good sized lawn with planted borders and a rear paved seating area.







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