



32 Foxley Heath
Widnes, WA8 7EJ

 MYLER&Co.

0151 424 5100
info@mylerestates.com



Foxley Heath

Widnes, WA8 7EJ

Offers Over £285,000

This stunning three-bedroom detached house features modern design, spacious living areas, KARDEAN flooring, a contemporary NEWLY FITTED kitchen with granite countertops including integral appliances, two bathrooms, converted garage, cabin/ man cave in rear garden, dedicated parking, and is conveniently located near public transport and local amenities including WADE DEACON ACADEMY, offering exceptional comfort for families and couples.



MYLER & CO



Ground Floor

Entrance Hall

Lounge

4.44m x 3.65m (14' 7" x 12')

Kitchen/Dining Room

4.61m x 2.67m (15' 1" x 8' 9")

First Floor

Stairs & Landing

Bedroom Two

3.58m x 2.55m (11' 9" x 8' 4")

Cloakroom

Bedroom Three

2.70m x 2.62m (8' 10" x 8' 7")

Bathroom

Dressing Room

2.62m x 1.42m (8' 7" x 4' 8")

Second Floor

Stairs & Landing

Bedroom One

4.13m x 3.48m (13' 7" x 11' 5")

En-Suite

External

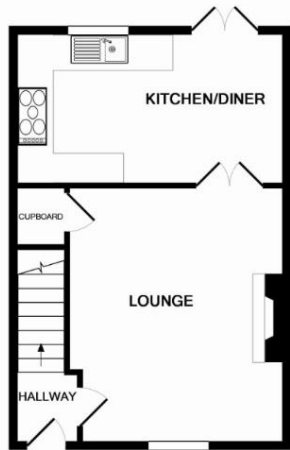
Garage

Front

Rear

Cabin/Man cave

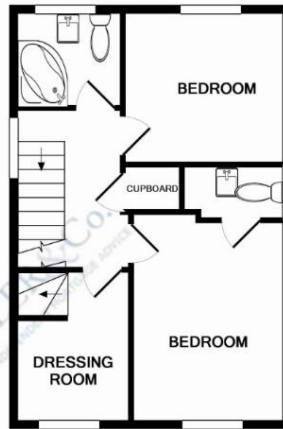




GROUND FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.8 SQ.M.)



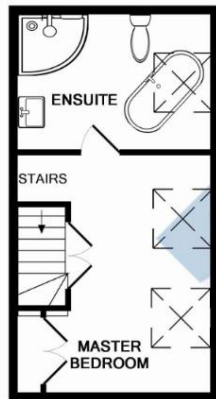
GARAGE CONVERSION



1ST FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2ND FLOOR
APPROX. FLOOR
AREA 240 SQ.FT.
(22.3 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	77	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Myler & Co

77, Albert Road, Widnes, Cheshire, WA8 6JS

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