



# 25 Highfield Crescent

Widnes, WA8 7DN



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Offers Over £215,000

Offered to market with NO ONWARD CHAIN this THREE BEDROOM SEMI-DETACHED FAMILY HOME, benefiting from UPVC double-glazing, gas central heating, front & rear gardens, DRIVEWAY PROVIDING OFF ROAD PARKING, Room to side of property to extend if required. Located in sought after residential area, catchment area for schools rated by ofsted as "outstanding, close to local amenities, shops, primary schools and ACADEMY'S, Local Golf Club, walking distance to VICTORIA PARK & access to ROAD & RAILWAY LINK.





## Ground Floor

### Entrance Hall

Entered via composite door, solid wood flooring, ceiling spot lights, radiator, feature porthole window and stairs to first floor, doors to lounge & kitchen.

### Lounge

6.15m x 3.30m (20' 2" x 10' 10")

Carpet to floor, ceiling spot lights, two radiators, front aspect UPVC double glazed bay window, rear aspect UPVC double glazed window & wood burning stove.

### Kitchen

2.95m x 2.42m (9' 8" x 7' 11")

Laminate to floor, ceiling light, UPVC double glazed window, composite door leading to rear garden. Kitchen comprises of a range of wall and base units with work surface over, stainless steel sink with mixer tap, stainless steel oven, halogen hob & extractor fan over. Integral fridge freezer & space for washing machine.

## First Floor

### Stairs & Landing

Capet to floor, ceiling light, UPVC double glazed window, doors to three bedrooms & bathroom.



### Bedroom One

3.30m x 2.67m (10' 10" x 8' 9")

Laminate to floor, ceiling spot lights, UPVC double glazed window, radiator.

### Bedroom Two

3.31m x 2.70m (10' 10" x 8' 10")

Laminate to floor, ceiling spot lights, UPVC double glazed window, radiator.

### Bedroom Three

2.40m x 2.16m (7' 10" x 7' 1")

Laminate to floor, ceiling spot lights, UPVC double glazed window, radiator.

### Bathroom

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

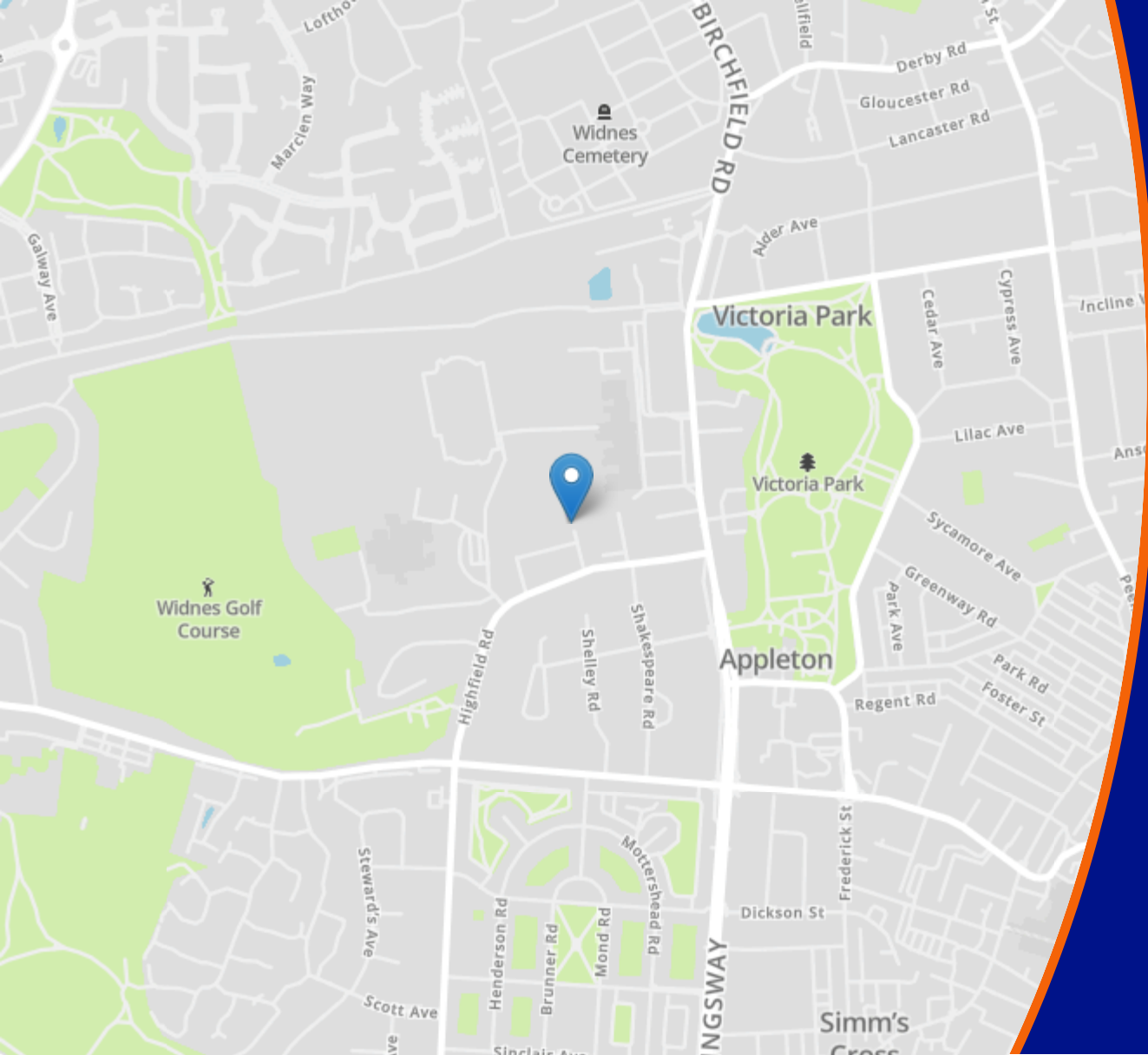
## External

### Front

Bound by wood panel fencing, paved driveway providing much desired off road parking & gated access to rear of the property.

### Rear

Bound by wood panel fencing, paved patio area leading to well maintained lawn and uninterrupted views of the surround school fields.



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