



28 Afton
Widnes, WA8 4XW



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Afton

Widnes, WA8 4XW

Asking Price £120,000

Offered to market with NO ONWARD CHAIN this FOUR BEDROOM FAMILY HOME, benefitting from UPVC double-glazing and gas central heating, DETACHED GARAGE & OFF ROAD PARKING, utility room, requires some modernisation. Close to local amenities, shops schools, major road and railway networks, viewing HIGHLY recommended to see potential.





Ground Floor

Entrance Hall

Entered via UPVC double-glazed door, glazed unit, ceiling light, carpet to flooring, storage cupboard, stairs to first floor, doors leading to lounge & dining room.

Lounge

6.07m x 3.02m (19' 11" x 9' 11")
UPVC double-glazed window, rear aspect UPVC double-glazed French doors leading to rear garden, three ceiling lights, radiator, log effect gas fire, door leading to dining room.

Dining Room

3.29m x 2.63m (10' 10" x 8' 8")
Rear aspect UPVC double-glazed window, laminate to flooring, ceiling fan light, coving to ceiling, radiator, door to kitchen.

Kitchen

3.22m x 2.64m (10' 7" x 8' 8")
Rear aspect UPVC double-glazed, window and door leading to rear garden, ceiling fan light, tiles to flooring, kitchen comprises of a range of wall and base units with worksurface over, 1½ bowl sink and drainer with chrome tap, space and plumbing for a washing machine, space for cooker, door to utility room.

Utility Room

2.60m x 2.53m (8' 6" x 8' 4")
UPVC double-glazed window and door, ceiling light, fully tiled walls and flooring, wall mounted gas central heating boiler, space for fridge/freezer and tumble dryer.

First Floor

Stairs & Landing

Recessed ceiling lights, carpet to flooring, radiator, doors leading to all four bedrooms and bathroom.

Bedroom One

4.20m x 2.70m (13' 9" x 8' 10")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator, a range of built-in wardrobes.

Bedroom Two

3.36m x 2.92m (11' 0" x 9' 7")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Three

3.63m x 2.63m (11' 11" x 8' 8")
UPVC double-glazing, ceiling fan light, carpet to flooring, radiator.

Bedroom Four

2.67m x 2.38m (8' 9" x 7' 10")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bathroom

UPVC double-glazed window, ceiling light, vinyl to flooring, Plaster Van finish to all walls, radiator, bathroom comprises of a three piece white suite, low level WC, pedestal wash hand basin with chrome taps, panel-enclosed bath with thermostatic controlled mixer shower over, folding shower screen.

External

Front Garden

Bound by mature hedges, laid to lawn, paved path leading to front entrance.

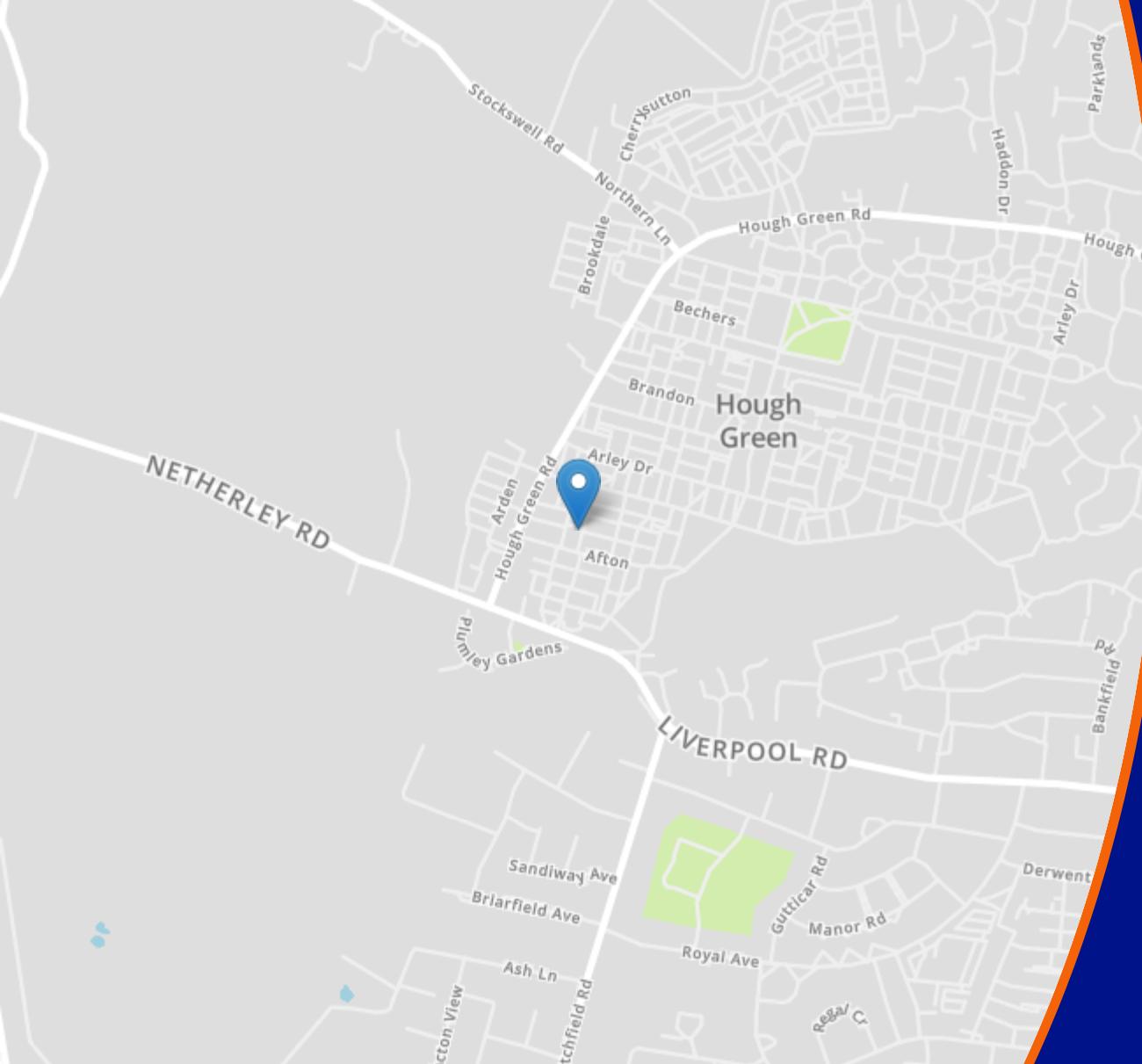
Detached Garage

Brick built with metal up and over door, mains power and lighting.

Rear Garden

Bound by brick wall and wood panel fencing, laid to paving, gated access leading to off road parking and garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100)	A	
(81 to 91)	B	
(69 to 80)	C	
(55 to 68)	D	
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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