



66 Page Lane  
Widnes, WA8 0AB



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# Page Lane

Widnes, WA8 0AB

OFFERS OVER £139,000

REDUCED TO SELL

Offered to market with NO ONWARD CHAIN this THREE BEDROOM MID TERRACE PROPERTY, Benefiting from UPVC DOUBLE GLAZING & GAS CENTRAL HEATING, WHITE GOODS INCLUDED, ENCLOSED REAR GARDEN. Located in HALTON VIEW, close to local amenities, schools, shops, major road and railway networks, walking distance to WIDNES town center and local parks. GREAT FIRST TIME BUYER or INVESTMENT OPPORTUNITY. Viewings are highly recommended.





#### Ground Floor

##### Porch

UPVC double glazed windows & door, tiles to floor, ceiling light, door to lounge.

##### Lounge

4.11m x 3.89m (13' 6" x 12' 9")

Laminate to floor, ceiling light, radiator, UPVC double glazed bay window, coal effect gas fire, archway to dining room.

##### Dining Room

3.90m x 3.18m (12' 10" x 10' 5")

Laminate to floor, ceiling light, radiator, stairs to first floor.

##### Kitchen / Breakfast Room

4.10m x 3.55m (13' 5" x 11' 8")

Tiles to floor, ceiling light, radiator, two UPVC double glazed windows, UPVC double glazed door to rear garden. Kitchen comprises of a range of wall and base units with work surface over, stainless steel sink with mixer tap, electric cooker and gas hob with extractor canopy over. Space for washing machine, dryer & fridge freezer. Door to cloakroom.

##### Cloakroom

Tiles to floor, ceiling light, UPVC double glazed obscured window, low level W/C.

##### First Floor

##### Stairs & Landing

Carpet to floor, ceiling light, UPVC double glazed window, doors to three bedrooms and bathroom.

#### Bedroom One

3.63m x 3.17m (11' 11" x 10' 5")

Vinyl to floor, ceiling light, radiator, UPVC double glazed window, two double fitted wardrobes.

#### Bedroom Two

3.45m x 3.19m (11' 4" x 10' 6")

Vinyl to floor, ceiling light, radiator, UPVC double glazed window, built in storage cupboard.

#### Bedroom Three

3.64m x 1.96m (11' 11" x 6' 5")

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

#### Bathroom

Converted to wet room, wooden double glazed window, ceiling light, radiator, shower area with electric shower, wall mounted hand wash basin.

#### External

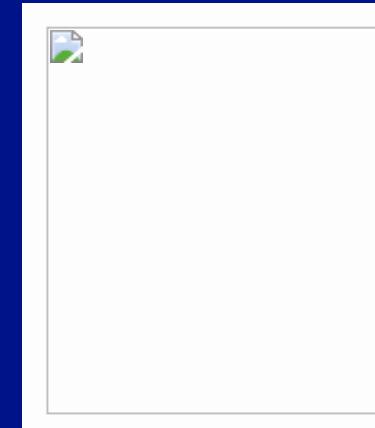
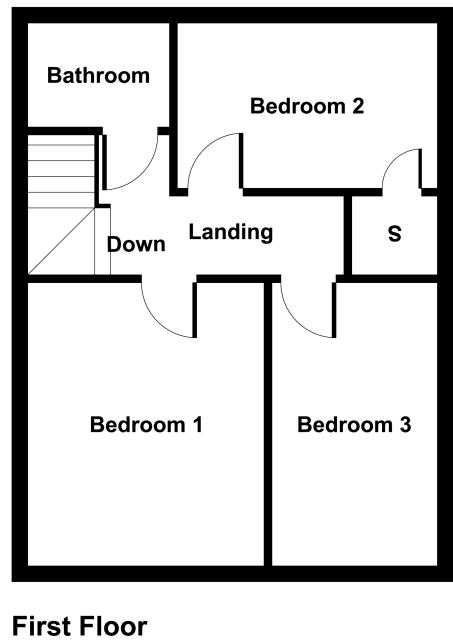
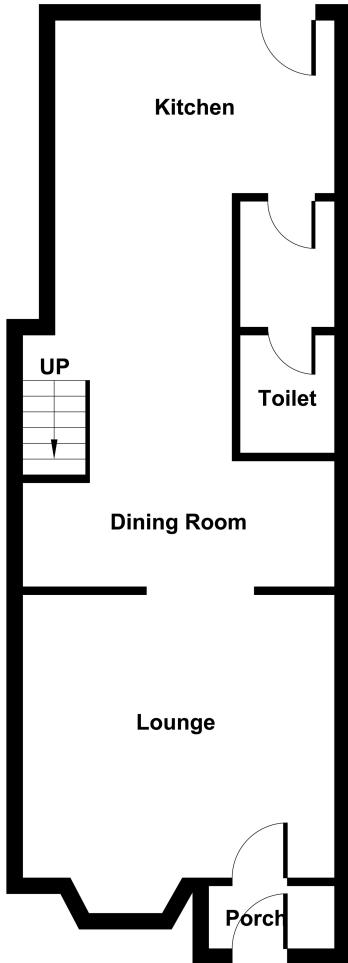
##### Front

Bound by wood panel fencing, single gate leading to pathway access to the property, lawn area with planted borders.

##### Rear

Bound by wood panel fencing, lawn area with planted borders & garden shed to rear.





Myler & Co

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