



# 2 Stromford Close

Widnes, WA8 5BN



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Widnes, WA8 5BN

Asking Price £699,950

Myler & Co are delighted to offer for sale this IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME, located in The Historic Village of Farnworth, situated on HIGHLY sought after 'THE NEW HERITAGE COLLECTION' by Redrow - 'LANCASTER PLACE' built to 'The Richmond' design. Benefitting from FOUR DOUBLE BEDROOMS, with TWO en-suites, DOUBLE INTEGRAL GARAGE, FAMILY ROOM, downstairs cloakroom. Close to local amenities major road and railway networks, shops, primary schools and walking distance to BIRCHFIELD GARDENS, VICTORIA PARK, WADE DEACON ACADEMY and SIXTH FORM COLLEGE. Viewing is HIGHLY recommended.





## Ground Floor

### Entrance Hall

Entered via composite door, two UPVC double-glazed units, two ceiling lights, carpet to flooring, radiator, two storage cupboards, stairs leading to first floor, moulded doors leading to cloakroom, lounge and kitchen.

### Lounge

5.64m x 3.95m (18' 6" x 13' 0")  
Front aspect UPVC double-glazed bay window, ceiling light, carpet to flooring, radiator.

### Cloakroom

1.68m x 1.12m (5' 6" x 3' 8")  
Ceiling light, tiles to flooring, radiator, comprising of a two piece suite, low level WC, wall mounted wash hand basin.



### Kitchen

4.72m x 4.20m (15' 6" x 13' 9")  
Rear aspect UPVC double-glazed window, recessed ceiling lights, tiles to flooring, radiator. Kitchen comprises of NEWLY FITTED wall and base units with work surface over, island with breakfast bar, double bowl sink and drainer with chrome mixer tap, high level stainless steel oven, 5 ring gas burner with matching splashback, extractor canopy over, integral dishwasher, doorway leading to dining room and family room.

### Dining Room

3.51m x 3.35m (11' 6" x 11' 0")  
Rear aspect UPVC double-glazed French doors, ceiling light, tiles to flooring, radiator, moulded door leading to utility room.

### Utility Room

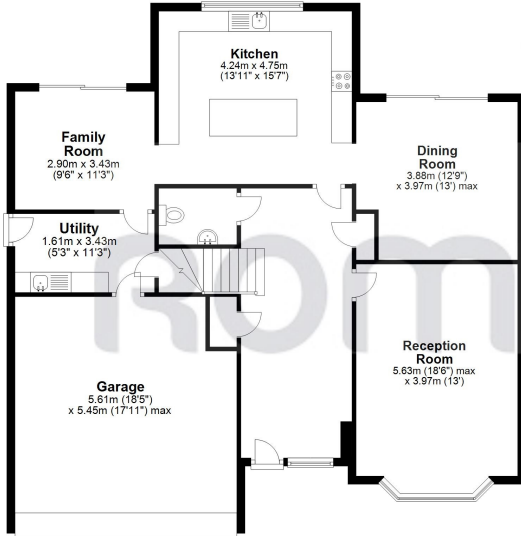
3.46m x 1.61m (11' 4" x 5' 3")  
Side aspect composite door, ceiling light, tiles to flooring, radiator, work surface over with inset stainless steel sink, space and plumbing for a washing machine and tumble dryer, storage cupboard.

### Family Room

3.89m x 3.33m (12' 9" x 10' 11")  
Rear aspect UPVC double-glazed French door leading to rear garden, ceiling light, tiles to

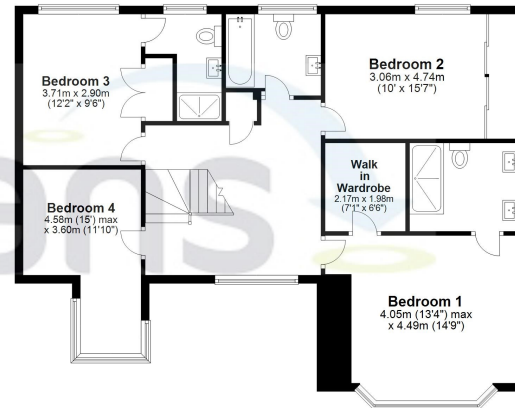
**Ground Floor**

Main area: approx. 98.0 sq. metres (1055.3 sq. feet)  
Plus garages: approx. 29.1 sq. metres (313.2 sq. feet)



**First Floor**

Approx. 98.0 sq. metres (1053.8 sq. feet)



Main area: Approx. 194.1 sq. metres (2089.2 sq. feet)

Plus garages: approx. 29.1 sq. metres (313.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
 Plan produced using PlanUp.

Myler & Co

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