



1 Maisemore Fields

Widnes, WA8 9AY



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ASKING PRICE £560,000

Offered to market this delightful **FOUR BEDROOM DETACHED FAMILY HOME**, built by **DAVID WILSON HOMES** to **SHELBOURNE** design, benefitting from being extended providing spacious open plan **KITCHEN/FAMILY ROOM** to rear of the property, **FOUR** well-proportioned bedrooms, **INTEGRAL DOUBLE GARAGE**, two **FOUR PIECE BATHROOMS**, down stairs cloakroom, **UPVC double-glazing**, gas central heating. This **HOME** is located in highly sought-after area that offers great networks links to major road and railway networks. Viewing is **HIGHLY** recommended.





AWAITING UPDATED EPC

Ground Floor

Entrance Hall

Entered via composite door, two ceiling lights, Kamdean flooring, radiator, stairs leading to first floor, doors leading to cloakroom, lounge, double doors leading to kitchen/family room.

Cloakroom

5' 6" x 4' 0" (1.68m x 1.22m)
Downstairs WC, comprises of a two piece white suite, low level WC, pedestal wash hand basin with chrome taps, Kamdean to flooring, ceiling light, radiator.

Lounge

15' 10" x 11' 11" (4.83m x 3.63m)
Providing a spacious living accommodation with front aspect UPVC double glazed Bay window, recessed ceiling lights, Amtico flooring, double doors leading to dining area.

Dining Room

10' 10" x 11' 11" (3.30m x 3.63m)
Entered via double doors, rear aspect UPVC double-glazed French doors leading to rear patio, ceiling light, Amtico flooring, radiator.

Kitchen/Family Room

Kitchen Area
Extended kitchen leading to family room. Recessed ceiling lights, Amtico to flooring, rear aspect UPVC double-glazed window, Velux styled roof window, this delightfully spacious kitchen comprises of a range of wall and base units with work surface over, tiled splashback, Island providing seating area and storage space, stainless steel 1½ bowl sink and drainer with chrome mixer tap, stainless steel gas hob with matching splashback, chimney styled extractor fan, integral appliance: High level electric double oven, Microwave, fridge/freezer, dishwasher.

Family Room Area
Rear aspect UPVC double-glazed window, Velux styled roof window, side aspect UPVC double-glazed French doors leading to rear garden, recessed ceiling lights, Amtico flooring, Anthracite vertical radiator.

Utility Room

9' 5" x 5' 7" (2.87m x 1.70m)
Side aspect double-glazed door leading to side of property, doors leading to integral garage, understairs storage, fitted with a range of wall and base units, space and plumbing for washing machine and tumble dryer.

First Floor

Stairs & Landing

Galleried landing with doors leading to all four double bedrooms, bathroom

Master Bedroom

8' 5" x 6' 0" (2.57m x 1.83m) 16' 1" x 15' 0" (4.90m x 4.57m)
Front aspect UPVC double-glazed French doors with Juliet balcony, benefitting from a spacious bedroom with opening leading to dressing area, door leading to en-suite. Recessed ceiling lights, carpet to flooring, radiator, a range of fitted wardrobes.

Dressing Area

Front aspect UPVC double-glazed window, recessed ceiling light, carpet to flooring.

En-suite

7' 6" x 5' 9" (2.29m x 1.75m)
Side aspect UPVC obscured double-glazed window, comprising of a four piece white suite, low level WC, pedestal wash hand basin with chrome mixer tap, panel-enclosed bath with chrome mixer tap, enclosed double shower cubicle with chrome thermostatic controlled mixer shower, recessed ceiling lights, fully tiled walls, tiles to flooring, radiator.

Bedroom Two

12' 6" x 12' 0" (3.81m x 3.66m)
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Three

11' 11" x 11' 10" (3.63m x 3.61m)
Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Four/Study

12' 9" x 11' 4" (3.89m x 3.45m)
Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Family Bathroom

7' 2" x 6' 3" (2.18m x 1.91m)
Rear aspect UPVC obscured double-glazed window, comprising of a four piece white suite, low level WC, pedestal wash hand basin with chrome mixer tap, panel-enclosed bath with chrome mixer tap, enclosed double shower cubicle with chrome thermostatic mixer shower, recessed ceiling lights, fully tiled walls, tiles to flooring, chrome heated towel rail.

External

Front

Offering an open plan garden, laid to lawn with mature planted borders and shrubs, paved path leading to front entrance, off road parking laid to tarmac, paved path with gated access leading to rear of property.

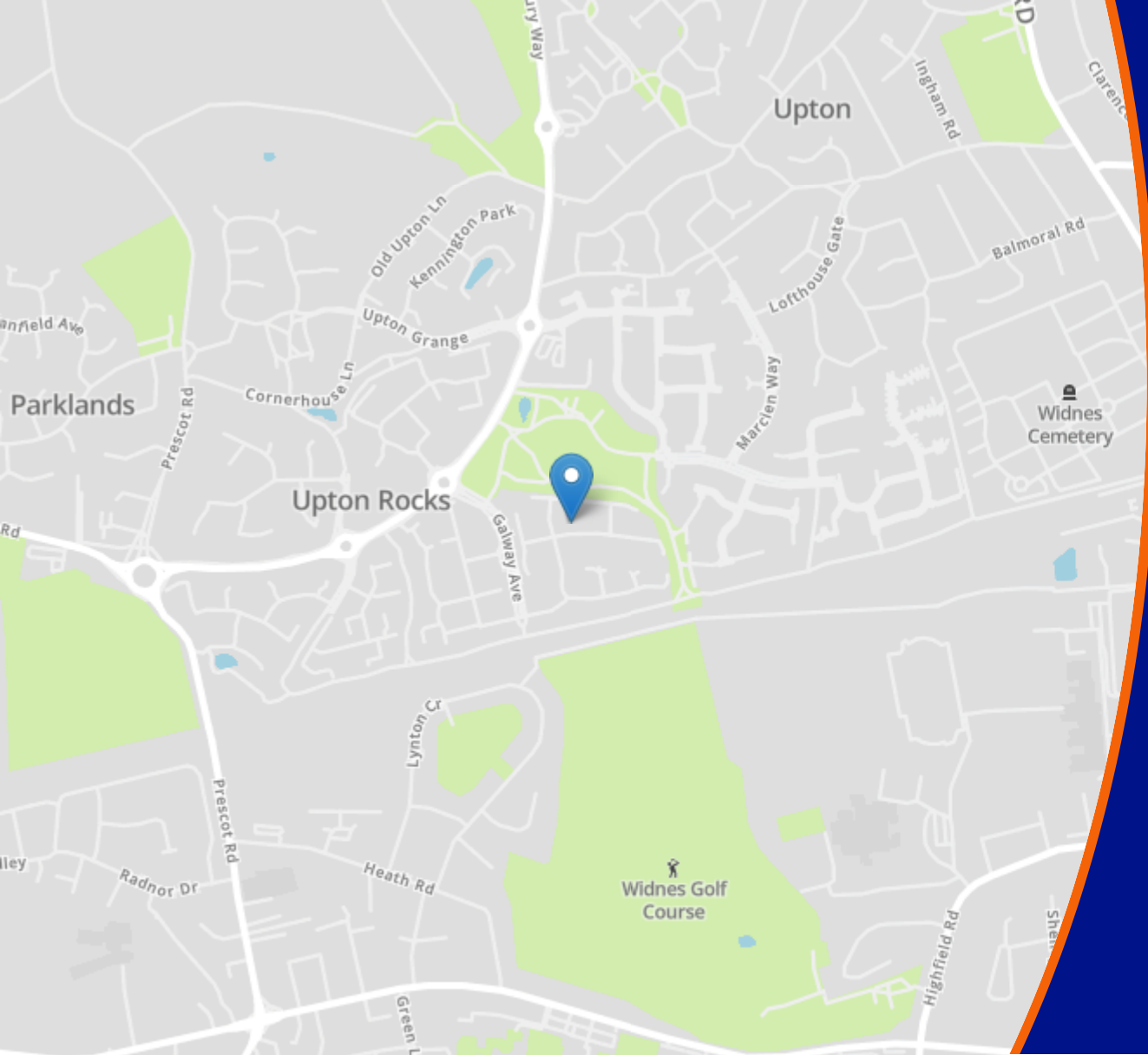
Integral Double Garage

Up and over metal door, mains power and lighting, door leading to utility room.

Rear

Bound by wood panel fencing, paved patio area, laid to lawn with mature planted borders.

167 SQMTs



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