256 Derby Road

Widnes, WA8 3UF

MYLER&Co.

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Derby Road

Widnes, WA8 3UF

Asking Price £259,995

Delighted to offer to the market this WELL PRESENTED, THREE BEDROOM semi-detached family home. Situated in a sought after area of WIDNES. Close to local amenities and PRIMARY SCHOOLS, great transport links and in close proximity to WIDNES TOWN CENTRE and sunny bank nature trail. The property not only offers AMPLE living space inside but has TWO spacious front and rear gardens providing OFF ROAD PARKING for multiple vehicles and DETACHED GARAGE. The property consists of Entrance Hall, Lounge, Family room/diner, downstairs cloakroom, kitchen, conservatory, three bedrooms with the potential of being a four bedroom, landing space with access to loft space benefitting from Velux windows and mains power, modern bathroom and loft access with storage space. This property has great potential and would be IDEAL FOR A WIDE RANGE OF BUYERS. Viewings are HIGHLY recommended.

Ground Floor

Porch

UPVC Double glazed double door, wall light, tiled floor.

Entrance Hall

Wooden single glazed entrance door, light to ceiling, radiator, stairs to first floor, cloakroom, doors to lounge,family/dining room and kitchen, laminate to floor.

Lounge

UPVC Double glazed bay window, light to ceiling, radiator, electric fire in feature surround, laminate to floor.

Family Room/ Dining Room

UPVC Double glazed french doors to rear, two lights to ceiling, two wall lights, radiator, serving hatch to kitchen, coal fire in feature surround, laminate to floor.

Cloakroom

UPVC Double glazed window, light to wall, low level WC, wash hand basin, vinyl to floor.

Kitchen

Side aspect UPVC Double glazed door, Rear aspect UPVC Double glazed french doors to conservatory, spot lights to ceiling, radiator, tiled floor. Kitchen comprises a range of wall and base units, stainless steel sink and mixer, plumbing and space for washer, space for oven, fridge freezer and dryer.

Conservatory

UPVC Double glazed window, ceiling fan light, electric wall heater, tiled floor.

First Floor

Stairs and Landing

UPVC Double glazed window, Carpet to floor, light to ceiling, landing space with access to loft - benefitting from Velux windows and mains power, doors to bathroom and three bedrooms.

Bathroom

Side aspect UPVC Double glazed window, light to ceiling, tiled walls, heated chrome towel rail. Panel enclose bath with electric shower head above and shower screen, wash hand basin and pedestal, low level WC, vinyl to floor.

Bedroom One

Front aspect UPVC double glazed bay window, light to ceiling, radiator, built in wardrobe, laminate to floor.

Bedroom Two

Front aspect UPVC Double glazed bay window, light to ceiling, laminate to floor.

Bedroom Three

Rear aspect Two UPVC Double glazed window, lights to ceiling, radiator, laminate to floor. Archway leading to more room space.

External

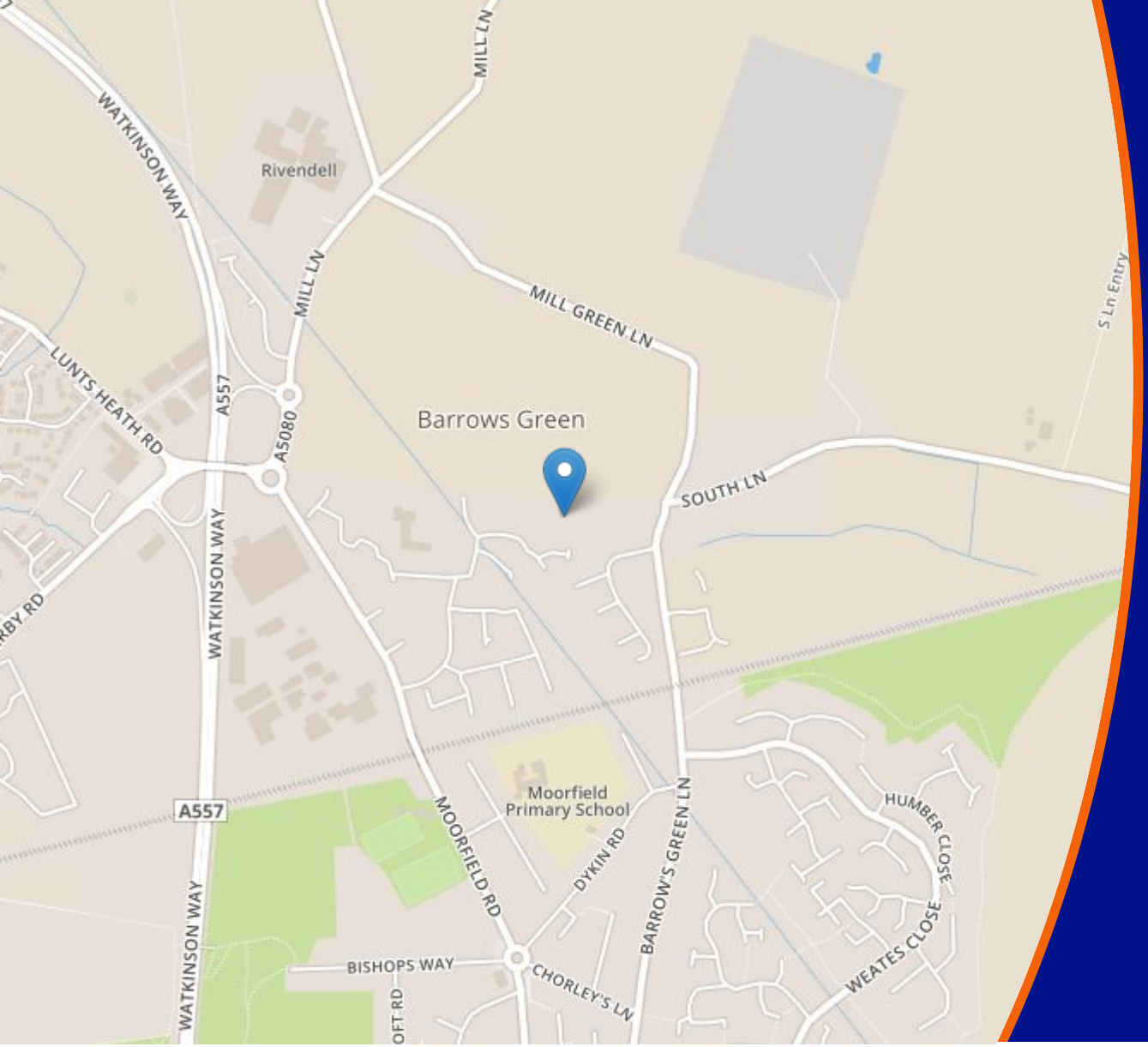
Front Garden

Paved area allowing off road parking, metal gates for access to rear, low maintenance lawn with planted shrub borders.

Rear Garden

Paved patio area allowing more off road parking, lawn , planted shrub borders, detached garage to rear.

Detached Garage



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