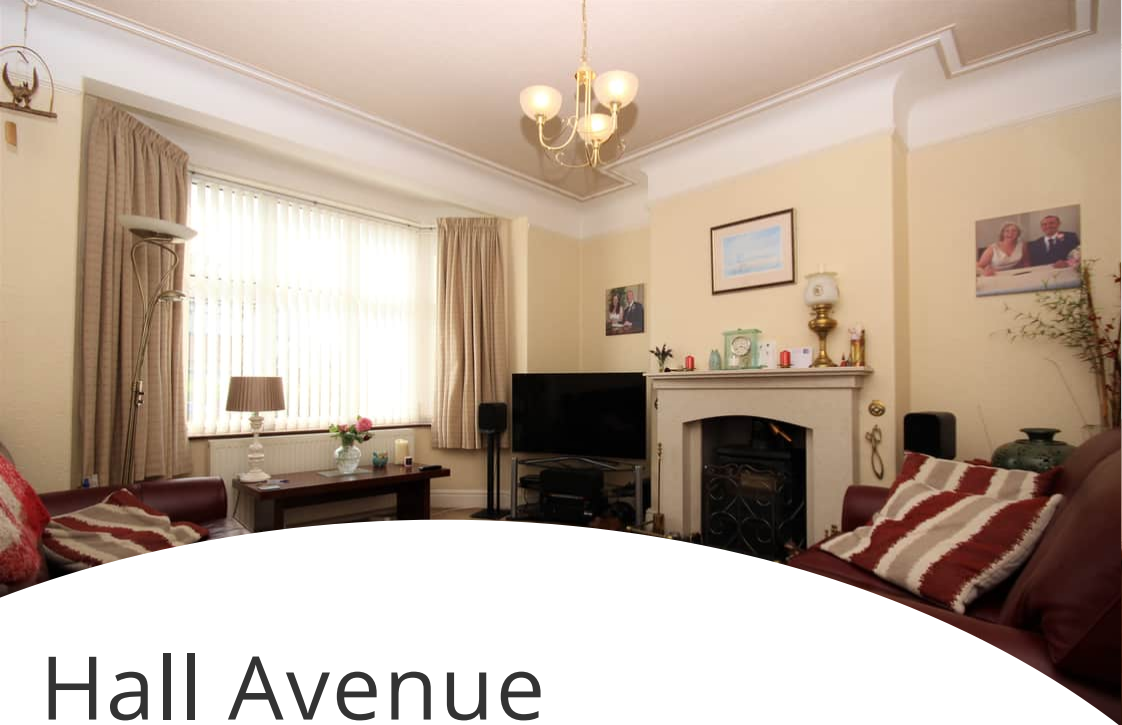




22 Hall Avenue
Widnes, WA8 8XS

 **MYLER & Co.**

0151 424 5100
info@mylerestates.com



Hall Avenue

Widnes, WA8 8XS

Asking Price £285,000

Offered to market this **THREE BEDROOM SEMI DETACHED FAMILY HOME**, located off **DITCHFIELD ROAD**, benefitting from **UPVC double-glazing**, **gas central heating**, **DETACHED GARAGE**, **OFF ROAD PARKING**, **CONSERVATORY**, close to local amenities, shops, schools, major road and railway networks, viewing is **HIGHLY recommended**.





Ground Floor

Porch

Entered via UPVC double-glazed door, side aspect UPVC double-glazed windows, ceiling light, tiles to flooring, door leading to entrance hall.

Entrance Hall

Side aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, doors leading to lounge, dining room & kitchen, stairs to first floor.

Lounge

4.47m x 3.95m (14' 8" x 13' 0")
 Front aspect UPVC double-glazed bay window, ceiling light, carpet to flooring, radiator, decorative coving to ceiling, feature fire surround with inset multi fuel log burner, decorative picture rail.

Conservatory

3.73m x 3.38m (12' 3" x 11' 1")
 All around aspect UPVC double-glazed windows, rear aspect UPVC double glazed French door leading to rear garden, recessed ceiling lights, tiles to flooring, radiator.

Dining Room

3.84m x 3.64m (12' 7" x 11' 11")
 Rear aspect UPVC double-glazed French doors leading to conservatory, ceiling light, carpet to flooring, radiator, decorative coving to ceiling, feature fire surround with matching inset and hearth, inset coal-effect gas fire, decorative picture rail.

Kitchen

3.61m x 2.51m (11' 10" x 8' 3")
 Rear aspect UPVC double-glazed window, ceiling light, coving to ceiling, tiles to flooring, radiator, UPVC double-glazed door leading to side of property. Kitchen comprises of a range of wall and base units with work surface over, stainless steel 1½ bowl sink and drainer with chrome mixer tap, integral Induction hob with extractor hood over, electric oven, space and plumbing for a washing machine, dishwasher and refrigerator, wall mounted gas central heating boiler.

First Floor

Stairs & Landing

Side aspect UPVC double-glazed window, ceiling light, carpet to flooring, doors leading to all three bedrooms, bathroom & WC.

Bedroom One

4.34m x 3.64m (14' 3" x 11' 11")
 Front aspect UPVC double-glazed bay window, ceiling light, coving to ceiling, carpet to flooring, radiator, fitted with a range of sliding wardrobe doors.

Bedroom Two

3.86m x 3.64m (12' 8" x 11' 11")
 Rear aspect UPVC double-glazed window, ceiling light, coving to ceiling, carpet to flooring, radiator, fitted with a range of sliding wardrobe doors.

Bedroom Three

2.52m x 2.19m (8' 3" x 7' 2")
 Front aspect UPVC double-glazed window, ceiling light, coving to ceiling, carpet to flooring, radiator, currently used as an office.

Bathroom

Rear aspect UPVC double-glazed obscured window, recessed ceiling lights, coving to ceiling, fully tiled walls, tiles to flooring, chrome heated towel rail, extractor fan. Bathroom comprises of a four piece white suite, low level WC, pedestal wash hand basin with chrome mixer tap, panel-enclosed bath with chrome taps, corner shower cubicle with thermostatic controlled mixer shower, curved sliding doors.

WC

UPVC double-glazed, ceiling, tiles to flooring, low level WX, extractor fan.

External

Front

Bound by brick walls and wood panel fencing, entered via wrought iron double gates, paved off road parking, additional wrought iron double gates leading to side of property and access to detached garage, laid to lawn with mature planted borders.

Detached Garage

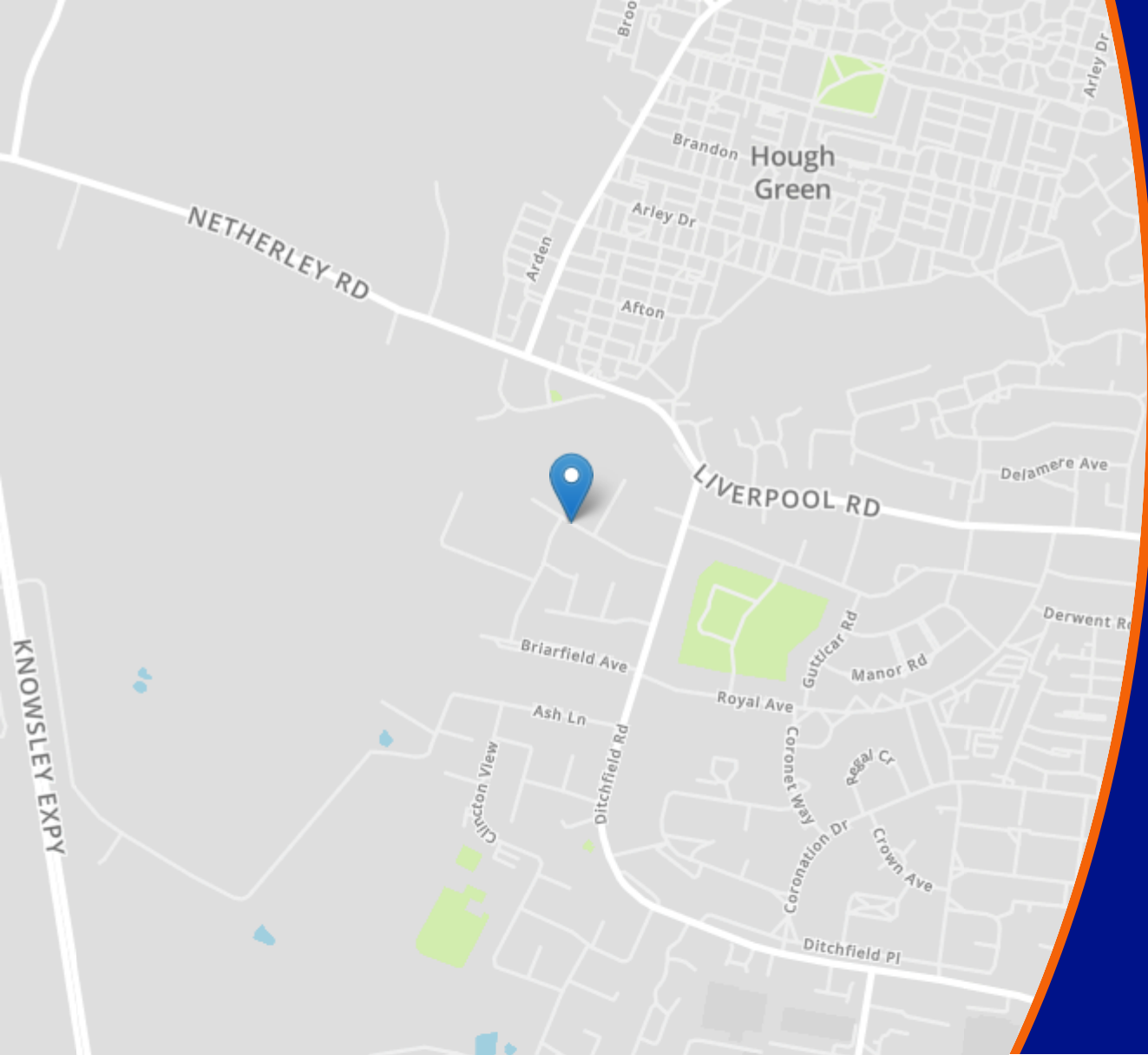
Brick construction, metal up and over door with mains power and lighting.

Rear Garden

Beautifully presented this well maintained large garden, laid to lawn with mature planted shrubs, hedges, trees and planted borders, shed, paved patio area.

Awaiting EPC





Myler & Co

77, Albert Road, Widnes, Cheshire, WA8 6JS

0151 424 5100

info@mylerestates.com