



30 Chilington Avenue

Widnes, WA8 8BP



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Brought to the market this **FIVE BEDROOM** detached property, Situated in a **SOUGHT AFTER** location just off Dundalk Road. Offering **OFF ROAD PARKING**, integral garage, conservatory and **EN-SUITE** to master bedroom. In brief the property consists of Sitting room, lounge, kitchen/ dining room. utility room, cloak room and conservatory to ground floor, access to first floor from kitchen and front entrance. This property benefits from spacious double rooms, close to local amenities, **HIGH SCHOOLS/ colleges** and within walking distance to **WIDNES TOWN CENTRE**.





Ground Floor

Entrance Hall

UPVC Double glazed window and door, light to ceiling, radiator, stairs to first floor, doors to lounge and sitting room, laminate to floor.

Sitting Room

4.65m x 2.33m (15' 3" x 7' 8")

UPVC Double glazed window, light to ceiling, radiator, coal effect gas fire in surround, carpet to floor.

Lounge

4.31m x 3.81m (14' 2" x 12' 6")

UPVC Double glazed window, light to ceiling, recessed spot lights, two wall lights, coal effect electric fire in feature surround, door to kitchen, laminate to floor.

Kitchen

4.78m x 2.87m (15' 8" x 9' 5")

UPVC Double glazed window, lights to ceiling, vinyl to floor. Kitchen comprises a range of wall and base units stainless steel 11/2 bowl sink and mixer, island with storage, kenwood stainless steel range style cooker and extractor canopy over, storage cupboard, space for fridge, door to utility room, archway to dining room and conservatory.

Dining Room

3.33m x 2.45m (10' 11" x 8' 0")

UPVC Double glazed window, light to ceiling, radiator, door to integral garage, second stairs to first floor, carpet to floor.

Conservatory

4.51m x 3.19m (14' 10" x 10' 6")

UPVC Double glazed windows and french doors, light to ceiling, radiator, vinyl to floor.

Utility room

Two UPVC Double glazed windows, light to ceiling, radiator, work surface with space beneath for washer, dryer, dishwasher and fridge, door to doakroom, vinyl to floor.

Cloakroom

UPVC Double glazed window, light to ceiling, radiator, wash hand basin and pedestal, low level WC, vinyl to floor.

Integral Garage

Two lights to ceiling, power, metal up and over door.

First Stairs to First Floor

Stairs and landing

Light to ceiling, storage cupboard, door to three bedrooms and bathroom, carpet to floor.

Bedroom One

4.18m x 2.59m (13' 9" x 8' 6")

Light to ceiling, radiator, fitted wardrobes, door to en-suite, carpet to floor.

En-suite

UPVC Double glazed window, light to ceiling, heated towel rail, bath with mixer tap, shower cubicle with mixer shower, wash hand basin and pedestal, low level WC, vinyl to floor.

Bedroom Two

4.84m x 3.71m (15' 11" x 12' 2")

Two UPVC Double glazed windows, two lights to ceiling, two radiators, built in double wardrobe, laminate to floor.

Bedroom Three

3.02m x 2.74m (9' 11" x 9' 0")

UPVC Double glazed window, light to ceiling, radiator, built in wardrobe, carpet to floor.

Bathroom

UPVC Double glazed window, light to ceiling, radiator, bath with electric shower over, wash hand basin and pedestal, low level WC, vinyl to floor.

First Floor

Second Stairs to First floor

Velux window, light to ceiling, doors to two bedrooms, carpet to floor.

Bedroom Four

3.84m x 3.32m (12' 7" x 10' 11")

Velux double glazed window, three lights to ceiling, radiator, port hole window, carpet to floor.

Bedroom Five

2.50m x 2.39m (8' 2" x 7' 10")

Velux double glazed window, two lights to ceiling, radiator, port hole window, wood flooring.

External

Front Garden

Paved driveway allowing off road parking, access to integral garage.

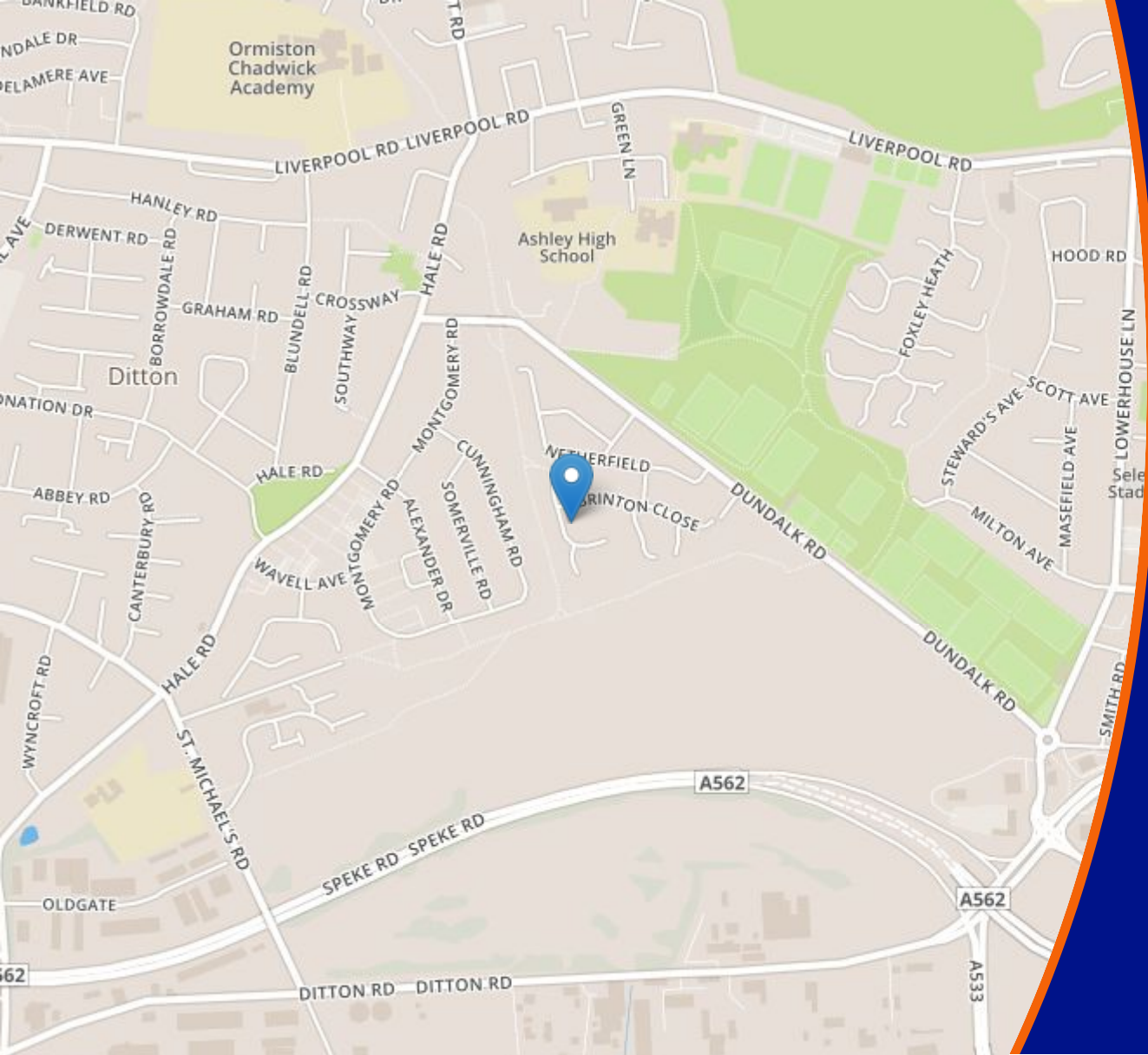
Rear Garden

Paved patio allowing sitting area, low maintenance lawn, shrub planted borders, wooden storage shed bounded by wood panel fencing.

Integral Garage

Metal up and over door, full power and lighting.





Myler & Co

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