

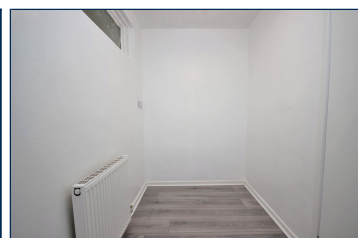
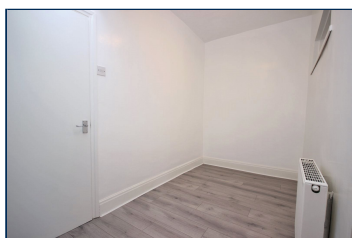


MYLER & Co.

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## FIR STREET

### £75,950

ABSOLUTE MUST TO VIEW! We are delighted to offer for sale with NO ONWARD CHAIN this TWO BEDROOM MID TOWN in popular area within walking distance to VICTORIA PARK & Widnes town centre. Briefly property comprises: Hallway, lounge/dining area, NEWLY FITTED kitchen & bathroom to the ground floor. To the first floor are the two good sized bedrooms. Property has a rear garden and newly rendered to the front offering small enclosed garden. Property also benefits from UPVC double glazing and gas central heating through out. An ideal for FIRST TIME

- Mid Town House
- Two Bedrooms
- UPVC Double-Glazing
- Gas Central Heating
- Close to Local Amenities
- No Onward Chain
- Viewing Highly Recommended

## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed door, carpet to floor, light to ceiling, radiator. Stairs leading to the first floor and door leading to the lounge.

### LOUNGE

3.91m x 3.22m (12' 10" x 10' 7")

Carpet to floor, ceiling light, radiator, UPVC double glazed window. Coal effect electric fire set in a feature surround with matching inset and hearth. Door leading to the kitchen. Decorative picture rail.

### KITCHEN / DINING ROOM

4.25m x 3.50m (13' 11" x 11' 6")

Laminate to floor, light to ceiling, UPVC double glazed window, door leading to the utility room. Kitchen comprises of a range of wall and base units with work surface over. Stainless steel sink and mixer tap. Electric oven, gas hob and extractor fan over. Wall mounted gas central heating boiler.

### DINING AREA

Laminate to floor, light to ceiling, radiator.

### UTILITY ROOM

Laminate to floor, two ceiling lights, radiator, UPVC double glazed door leading to the yard. Plumbing and space for a washing machine and a tumble dryer. Space for a fridge freezer and a door leading to the bathroom.

### BATHROOM

UPVC double-glazed obscured window, ceiling light, textured ceiling, vinyl to flooring, radiator. Bathroom comprises of a three piece white suite, low level WC, pedestal wash hand basin with chrome mixer tap, panel-enclosed bath with thermostatic controlled mixer shower over, shower curtain and rail, extractor fan.

## FIRST FLOOR

### STAIRS & LANDING

Carpet to floor, ceiling light, UPVC double glazed window, walk in storage cupboard and doors leading to both bedrooms.

### BEDROOM ONE

4.20m x 2.78m (13' 9" x 9' 1")

Carpet to floor, ceiling light, radiator, UPVC double glazed window, decorative picture rail.

### BEDROOM TWO

3.05m x 2.32m (10' x 7' 7")

Carpet to floor, ceiling light, radiator, UPVC double glazed window, decorative picture rail.

## EXTERNAL

### REAR GARDEN

Shared access from front leading to bounded by brick walls with gates for access to the rear.

## EPC

## (EPC) EEC NEXT TO EIR DIRECTIONS



### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through **Myler & Co Estates Limited**.

### DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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