



# 6 Arnold Place

Widnes, WA8 8QQ



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# Arnold Place

Widnes, WA8 8QQ

Offers Over £135,000

Offered to market with NO CHAIN this charming semi-detached property, ideal for families or couples, features two bedrooms, a versatile reception room, off-street parking, and a SOUTH FACING garden, all located in a sought-after, tranquil area with easy access to local amenities and public transport.



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**Entrance**

Entered via UPVC double-glazed door, offering laminate ti flooring, ceiling light, stairs leading to first floor, door through to lounge.

**Lounge**

4.85m x 3.60m (15' 11" x 11' 10")

Front aspect UPVC double-glazed bay window, ceiling light, laminate to flooring, radiator, decorative picture rail, recessed marble surround with space for inset fire, door leading to

**Kitchen**

4.51m x 1.85m (14' 10" x 6' 1")

Rear aspect UPVC double-glazed French doors leading to rear garden, ceiling light, tiles to flooring, radiator, downstairs storage cupboard, and anti space, kitchen comprises of a range of wall and base units with work surface over, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, space for freestanding gas cooker with integral extractor hood over, space for full height fridge/freezer, space and plumbing for a washing machine and tumble dryer.

**Anti Space/Store Room**

3.50m x 1.45m (11' 6" x 4' 9")

access from kitchen and external

**First Floor**

**Stairs & Landing**

Side aspect UPVC double-glazed window, ceiling light, carpet to flooring, doors leading to both bedrooms and bathroom.

**Bedroom One**

4.50m x 3.10m (14' 9" x 10' 2")

Front aspect UPVC double-glazed window, ceilinglight, carpet to flooring, radiator, decorative picture rail.

**Bedroom Two**

3.0m x 2.25m (9' 10" x 7' 5")

Rear aspect UPVC double-glazed window, ceiling light, laminate to flooring, radiator.

**Bathroom**

UPVC double-glazed window, recessed ceiling lights, vinyl tiles to flooring, chrome heated towel rail, bathroom comprises of three piece suite, half pedestal wash hand basin with chrom mixer tap, double shower cubicle with thermostatic controlled mixer shoerfully tiled walls, low level WC.

**External**

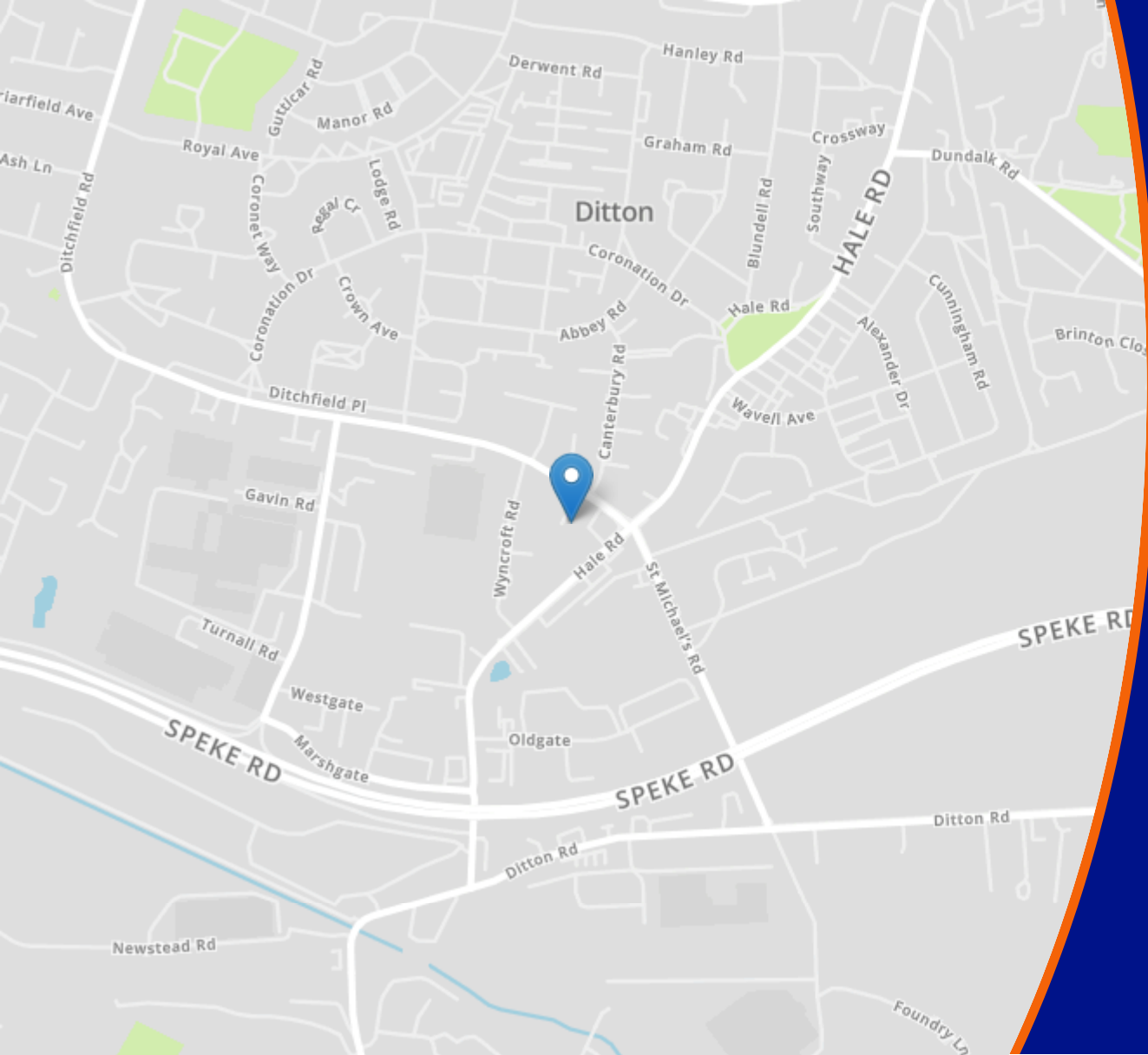
**Front**

Bound by brick walls, offering off road parking for two vehicles, gated access leading to rear garden.

**Rear**

Offering a south facing, good sized enclosed rear garden with a paved patio area, laid to lawn, bound by wood panel fencing, wooden garden shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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