



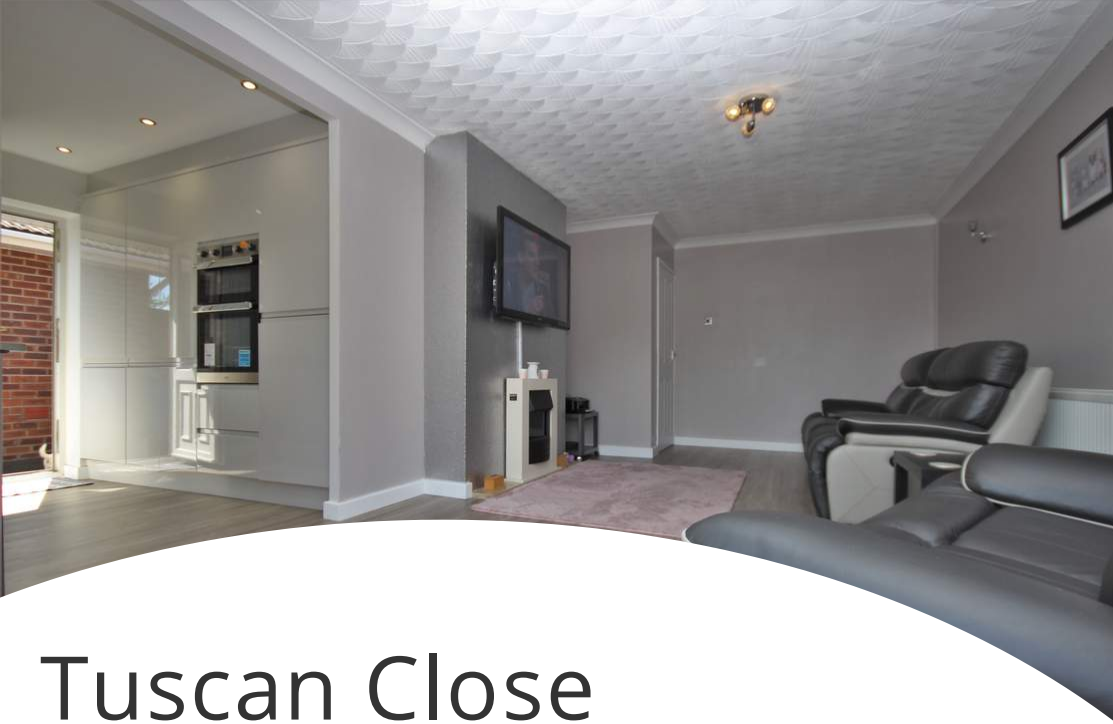
# 10 Tuscan Close

Farnworth

Widnes, WA8 9RE



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# Tuscan Close

Farnworth, Widnes, WA8 9RE

RENT £925 BOND £1065

Myler Lettings are pleased to offer this two bedroom bungalow in the sought after area of Farnworth in Widnes, the property briefly comprises of lounge with feature fireplace, fitted kitchen, newly fitted family bathroom with open plan double walk in shower, secluded rear garden, lawned area to the front with driveway, garage at the side, we recommend early viewings to fully appreciate the benefits of this property.







## Ground Floor

### Entrance Hall

.Entered via UPVC double glazed door, Laminate to floor, Ceiling light & Radiator. Storage cupboard, Doors to lounge, two bedrooms and bathroom.

### Lounge

5.74m x 3.72m (18' 10" x 12' 2") .  
UPVC double glazed windows, Laminate to floor, Ceiling light & Radiator. Coal effect electric fire. Archway to kitchen, UPVC double glazed french doors leading to garden.

### Kitchen

4.16m x 2.71m (13' 8" x 8' 11") .  
Laminate to floor, Ceiling spot lights, Radiator, UPVC double glazed window and door to garden. Kitchen comprises of a range of wall and base units, composite sink with mixer tap. High level stainless steel double oven, induction hob with extractor canopy, integral fridge freezer, washing machine and dishwasher.

### Bedroom One

3.62m x 2.98m (11' 11" x 9' 9")  
UPVC double glazed window, Carpet to floor, Ceiling light, Radiator.

### Bedroom Two

2.97m x 2.98m (9' 9" x 9' 9") .  
UPVC double glazed window, Carpet to floor, Ceiling light, Radiator.

### Bathroom

UPVC double glazed obscured window, Tiles to floor, Ceiling light, Radiator. Shower cubicle with chrome mixer shower, panel enclosed bath, Hand wash pedestal basin, low level W/C.

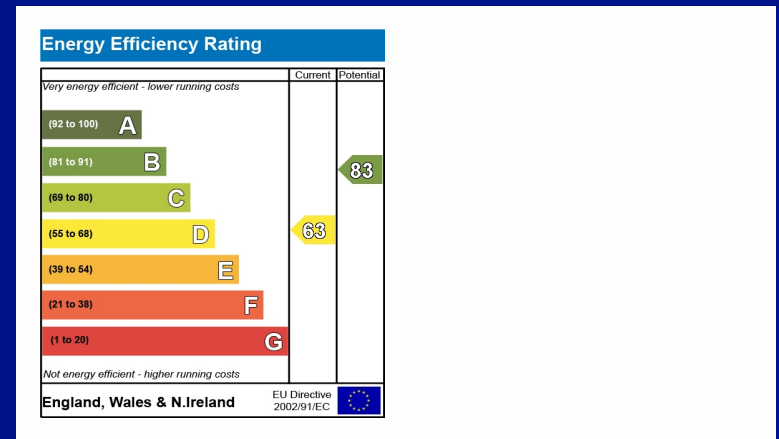
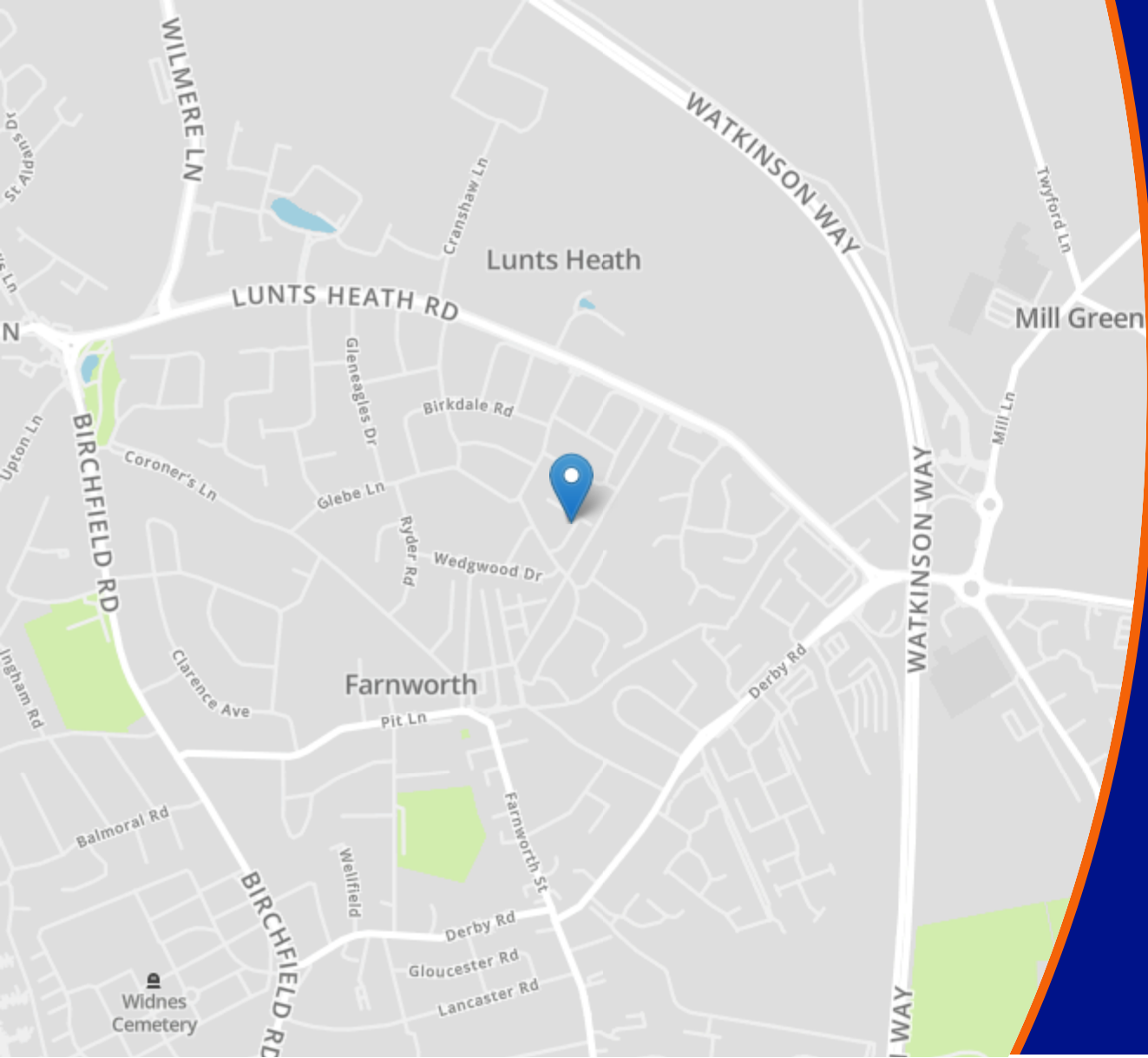
## External

### Rear Garden

Bound by wood panel fencing, Paved patio area leading to well maintained lawn.

### Garage

Brick built garage with up & over garage door, single door access to rear garden.



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