



24 Marsh Hall Road

Widnes, WA8 9LT



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# Marsh Hall Road

Widnes, WA8 9LT

Asking Price £

Offered to market with NO ONWARD CHAIN, this THREE BEDROOM SEMI DETACHED FAMILY HOME, Benefitting from UPVC double-glazing, gas central heating, off road parking, located in FARNWORTH VILLAGE, close to local amenities, shops, schools, WIDNES NORTH railway station and major road networks. Viewing is HIGHLY recommended.





## Ground Floor

### Porch

Entered via UPVC double glazed door, glazed unit, tiles to flooring, ceiling light, door leading to entrance hall.

### Entrance Hall

Port hole window, ceiling light, laminate to flooring, radiator, stairs leading to first floor, doors to dining room and kitchen.

### Dining Room

3.47m x 3.31m (11' 5" x 10' 10")  
Front aspect UPVC double-glazed window, ceiling light, coving to ceiling, laminate to flooring, radiator, arch way to lounge..

### Lounge

3.91m x 3.26m (12' 10" x 10' 8")  
Rear aspect UPVC double-glazed patio door leading to rear garden, two wall lights coving to ceiling, laminate to flooring, brick feature fire surround, inset coal-effect gas fire.

### Kitchen/Breakfast Room

4.96m x 1.79m (16' 3" x 5' 10")  
Rear and side aspect double-glazed windows, ceiling lights, tiles to flooring, kitchen comprises of a range of wall and base units with work surface over and tiled splashback, 1½ bowl sink and drainer with mixer tap, integral appliances: gas hob with extractor hood over, electric oven, refrigerator, space and plumbing for a washing machine, radiator, storage cupboard, wooden door leading to side of property.

## First Floor

### Stairs & Landing

Ceiling light, carpet to flooring, doors leading to all three bedrooms and bathroom.



## Bedroom One

3.84m x 3.23m (12' 7" x 10' 7")  
Front aspect UPVC double-glazed bay window, ceiling light, coving to ceiling, carpet to flooring, radiator, a range of fitted sliding wardrobe doors.

## Bedroom Two

3.32m x 3.26m (10' 11" x 10' 8")  
Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, a range of sliding wardrobe doors.

## Bedroom Three

2.18m x 2.06m (7' 2" x 6' 9")  
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

## Bathroom

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator, bathroom comprises of a three piece suite, low level WC, vanity styled unit housing wash hand basin, panel-enclosed bath with shower over, fully tiled walls.

## External

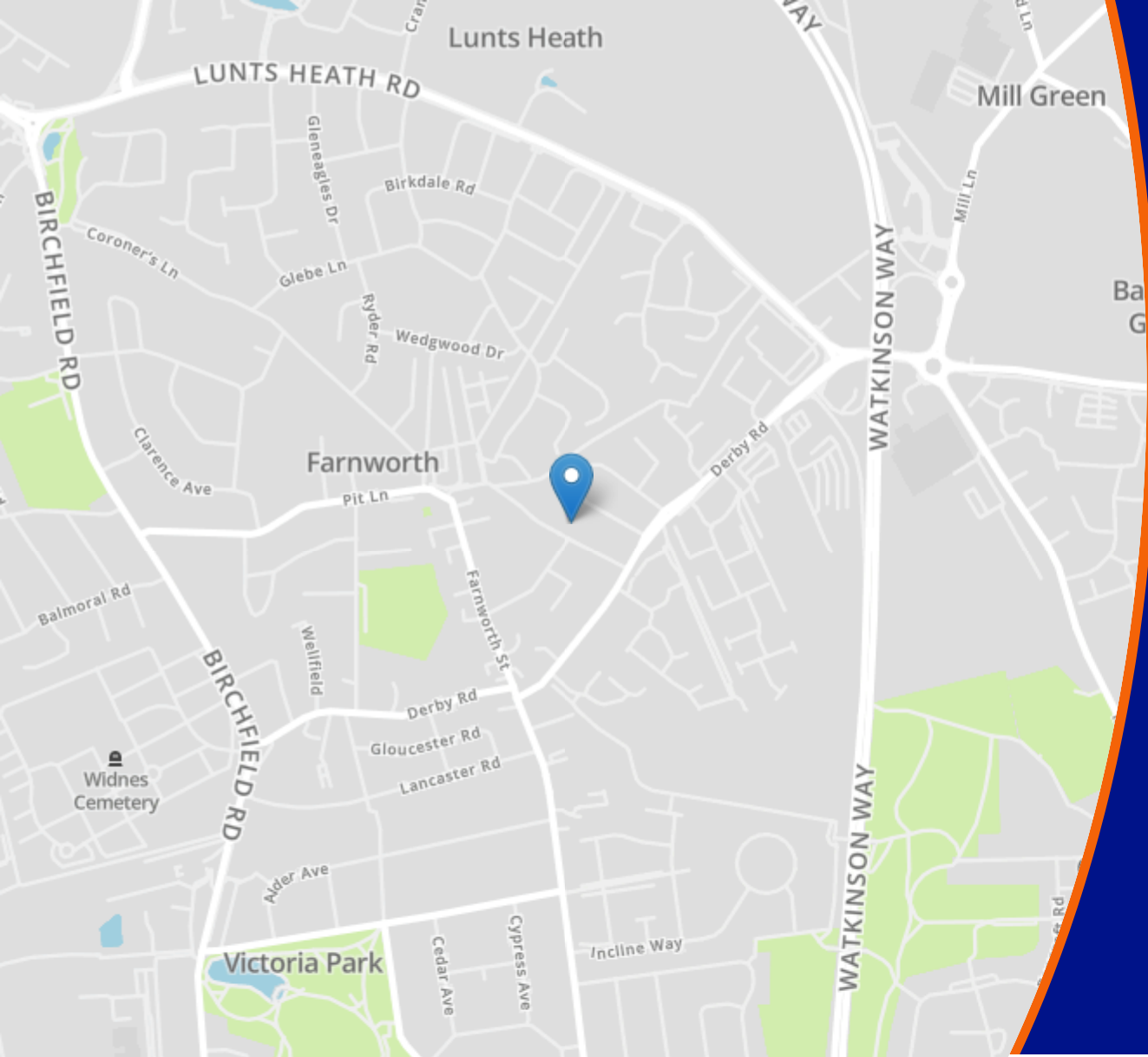
### Front Garden

Bound by brick walls, laid to lawn, off road parking, gated access leading to rear garden.

### Rear Garden

Bound by wood panel fencing, this well presented garden, laid to lawn with mature planted borders and shrubs, paved patio area, sheds and green houses.

AWAITING EPC



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