



75 Foundry Lane
WIDNES, WA8 8WD



0151 424 5100
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Offers Over £75,000

ADVANTAGE OF NO ONWARD CHAIN! This delightful **TWO BEDROOM FIRST FLOOR APARTMENT** is Located in the popular **HALE BANK** area. Close to amenities and transport connections. This Property has new decor and fitted carpets. Separate Lounge and Kitchen, UPVC double glazing throughout, electrical heating system and benefits from allocated parking space. This is an ideal First time buyer or investment property opportunity. Rent potential in the region of £750 to £795 pcm. Viewing is **HIGHLY** recommended.





Entrance Hall

Carpet to floor, ceiling light point, electric radiator, two storage cupboards, doors leading to lounge, two bedrooms and bathroom.

Lounge

5.06m x 3.54m (16' 7" x 11' 7")
Carpet to floor, ceiling light point, electric radiator, UPVC double-glazed window, pebble effect electric fire and feature fireplace and door leading to kitchen.

Kitchen

3.10m x 2.23m (10' 2" x 7' 4")

Laminate to floor, ceiling light point, UPVC double-glazed window, range of wall and base units, stainless steel sink and mixer tap, stainless steel cooker, halogen hob and extractor fan. Plumbing and space for washing machine and space for an under counter fridge.

Bedroom One

4.04m x 2.81m (13' 3" x 9' 3")

Carpet to floor, ceiling light point, electric radiator and UPVC double-glazed window.



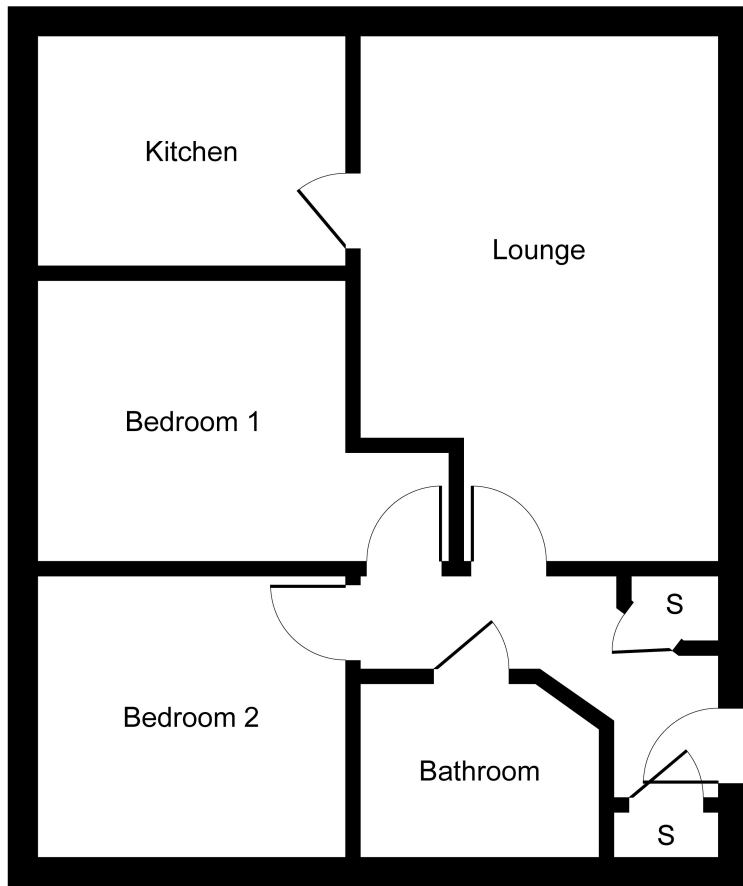
Bedroom Two

3.25m x 2.86m (10' 8" x 9' 5")

Carpet to floor, ceiling light point and UPVC double-glazed window.

Bathroom

Vinyl to floor, ceiling light point, bath with chrome mixer shower over, wash hand basin and pedestal and a low level WC.



Ground Floor



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