



22 Greenway Road  
Widnes, WA8 6HE



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# Greenway Road

Widnes, WA8 6HE

OFFERS OVER £120,000

This charming TWO-bedroom terraced house in a sought-after location features a welcoming reception room, a well-appointed kitchen, and is ideal for first-time buyers, investors, and families, offering comfort, convenience, and affordability with a council tax band 'A' and an EPC rating of 'D'.





#### Ground Floor

##### Entrance Hall

UPVC double glazed door, laminate to flooring, wooden door to lounge.

##### Lounge/Dining Room

7.07m x 3.67m (23' 2" x 12')

##### Lounge Area

UPVC double glazed window, laminate to flooring, five recessed spot lights, central heating radiator, electric coal effect fire.

##### Dining Room

UPVC double glazed window, laminate to flooring, four recessed spot lights & central heating radiator. Storage cupboard, stairs to first floor and door to kitchen.

##### Kitchen

UPVC double glazed window, laminate to flooring, UPVC double glazed door, six recessed spot lights. Kitchen comprises:- a range of wall and base units, 1.5 bowl stainless steel sink & mixer tap, stainless steel cooker, hob & extractor canopy, space for fridge freezer, plumbing & space for washing machine, door to bathroom.

##### Bathroom

Two UPVC double glazed windows, tiles to flooring, fully tiled walls, three recessed spot lights & chrome heated towel rail. Three piece suite comprises:- bath with fixed shower screen and chrome mixer shower, wash hand basin and pedestal, low level WC. Built in storage cupboard housing combi boiler.

#### First Floor

##### Stairs & Landing

Carpet to flooring, ceiling light, doors to three bedrooms.

#### Bedroom One

3.73m x 3.41m (12' 3" x 11' 2")

UPVC double glazed window, laminate to flooring, ceiling light & central heating radiator.

#### Bedroom Two

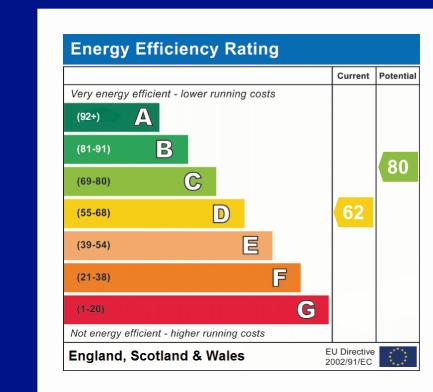
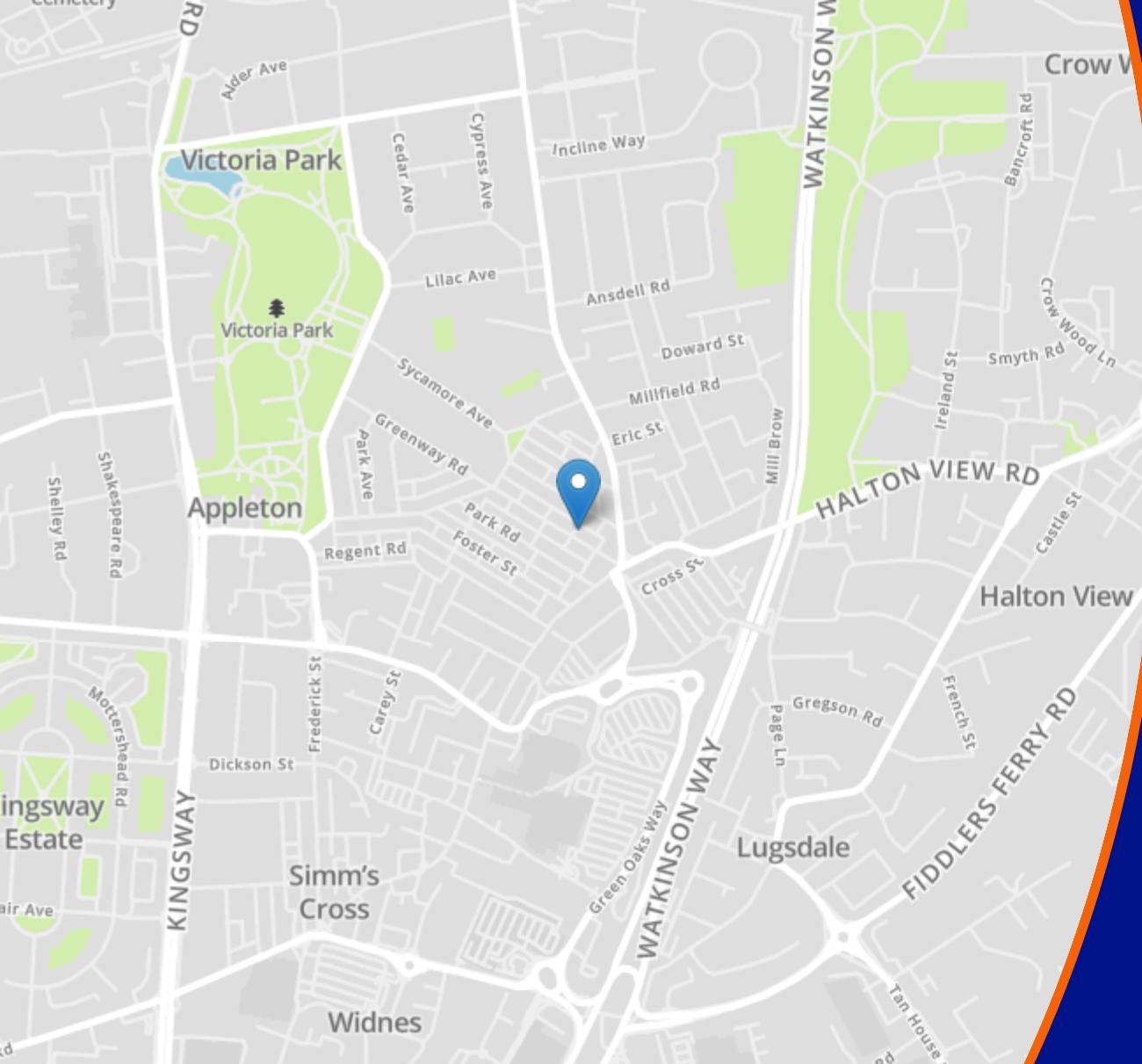
UPVC double glazed window, laminate to flooring, ceiling light, central heating radiator & built in storage cupboard.

#### External

##### Rear Yard

Bounded by brick walls with gated access to the rear.





Myler & Co

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