40 Honey Spot Crescent Widnes, WA8 3AL



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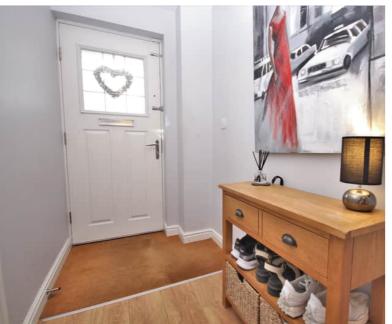
OIEO £360,000

This charming detached house, in immaculate condition, offers a spacious home that has been extensively extended with modern amenities, four bedrooms, a standout fireplace, and a prime location near green spaces, schools, and transport links, making it ideal for families seeking comfort and convenience.



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Orund Floar Instead ALM (17 Y = 17 27) France Via emposite UVIC double glaard foor door, Lamnate to floor, too willing light point, outlater, doors to tronge, kitchen & douge opboard. Stains for floar.

s.cunge 4 95m x 3.30m (16° 3° x 10° 10°) Laminate to floor, willing light point, UPVC double glazed window, radiator & coal effect fire in feature surround.

Kidhen / Dining Room 5.95m x 3.05m (19' 6" x 10

These Thoo, ealing light point, UPVC double glaad window, range of vall and base unit with work surface over, earamic1 ears & gasho bus testador doneyo verz. Daring Boom Avea These Thoo:, ealing light point, radiator, UPVC double glaad patio doon leading to omservatory & door to utility room.

Luiity Room 2.04m x 1.88m (6° 8° x 5' 11') Tilesto floor, eiling light point, LPVC composte door leadin doakroom.

Cleaknom Tiles to floor, UPVC double glaard window, radiator, wall mounted hand wash basin and low level W/C.

ummer Naom 330 m 3.340m (17.5 ° x 111.2 °) aminate to floor, Six exiling epot lights, LPVC double glaad windows.8 french doors. Two LPVC double glaad velux windows.

First Floor Stairs & Landing - Sums to Rear two million links points: 1966 double of sead vice

Bedroom One 4.37 m x 3.15m (14' 4' x 10' 4') Carpet to floor, willing light point, UPVC double glazed window, radiator, range of fit

En-Suite 2.96m x 1.28m (9' 9" x 4' 2')

Bedroam Two 3.16m x 3.13m (10° 4° x 10° 3°) Carpet to floor, eiling light point, UPVC double glaæd window, radiator, built in double werd

Bedroom Three 3.60m x 3.10m (11' 10" x 10' 2") Carpet to floor, ceiling light, UPVC double glazed window, radi

idroom Four 60m x 2.05m (11' 10" x 6' 9") irpet to floor, œilling light, UPVC double glaæd window, rad

Bathroom 2.24m x 2.10m (7" 4" x 6" 11")

External

rage 57m x 3.63m (17' 11' x 11' 11') adoussingle garage with metal up and over door with mains power and lighting.

ai

ar und by wood panel fending, good sized antifidial lawn with paved patio and seating area with wooden pergola.



