



# 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.





113 Square Metres

**Ground Floor**

**Entrance Hall**  
 2.40m x 3.36m (13' 9" x 17' 7")  
 Entered via composite UPVC double glazed front door, Laminate to floor, two ceiling light points, radiator, doors to lounge, kitchen & storage cupboard. Stairs to first floor.

**Lounge**  
 4.50m x 3.30m (16' 3" x 10' 10")  
 Laminate to floor, ceiling light point, UPVC double glazed window, radiator & oil fired fire in feature surround.

**Kitchen / Dining Room**  
 2.50m x 3.00m (15' 6" x 10' 0")  
**Kitchen Area**  
 Tiles to floor, ceiling light point, UPVC double glazed window, range of wall and base units with work surface over, ceramic tile sink with mixer tap, Integral dish washer, microwave, high level stainless steel oven & gas hob with extractor canopy over.  
**Dining Room Area**  
 Tiles to floor, ceiling light point, radiator, UPVC double glazed patio door leading to conservatory & door to utility room.

**Billy Room**  
 2.04m x 1.80m (6' 8" x 5' 11")  
 Tiles to floor, ceiling light point, UPVC composite door leading to rear garden, range of wall and base units with stainless steel sink & mixer tap. Space & plumbing for washing machine and dryer. Door to bathroom.

**Cloakroom**  
 Tiles to floor, UPVC double glazed window, radiator, wall mounted hand wash basin and low level WC.

**Summer Room**  
 6.30m x 3.40m (17' 5" x 11' 2")  
 Laminate to floor, Six ceiling spot lights, UPVC double glazed windows & french doors. Two UPVC double glazed velux windows.

**First Floor**

**Stairs & Landing**  
 Carpet to floor, two ceiling light points, UPVC double glazed window & radiator. Doors to four bedrooms & family bathroom.

**Bedroom One**  
 4.37m x 3.15m (14' 4" x 10' 4")  
 Carpet to floor, ceiling light point, UPVC double glazed window, radiator, range of fitted wardrobes and door to en-suite.

**En-Suite**  
 2.95m x 1.26m (9' 9" x 4' 2")  
 Vinyl to floor, four ceiling spot lights, UPVC double glazed window, heated chrome towel rail, wall mounted hand wash basin, shower cubicle with mixer shower & low level WC.

**Bedroom Two**  
 3.16m x 3.13m (10' 4" x 10' 3")  
 Carpet to floor, ceiling light point, UPVC double glazed window, radiator, built in double wardrobe.

**Bedroom Three**  
 3.00m x 3.10m (11' 10" x 10' 2")  
 Carpet to floor, ceiling light, UPVC double glazed window, radiator.

**Bedroom Four**  
 3.00m x 2.25m (11' 10" x 6' 9")  
 Carpet to floor, ceiling light, UPVC double glazed window, radiator.

**Bathroom**  
 2.24m x 2.10m (7' 4" x 6' 11")  
 Vinyl to floor, ceiling spot lights, UPVC double glazed window, heated chrome towel rail, bath with chrome mixer shower over, wall mounted hand wash basin, low level WC.

**External**

**Garage**  
 5.47m x 3.63m (17' 11" x 11' 11")  
 Preassembled garage with metal up and over door with mains power and lighting.

**External**

**Front**  
 Paved driveway leading to integral garage, good sized lawn area with planted borders and paved walk way leading into the front of the property.

**Rear**  
 Bound by wood panel fencing, good sized artificial lawn with paved patio and seating area with wooden pergola.







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