



21 Coulton Road

Widnes, WA8 3DX



0151 424 5100
info@mylerestates.com



Coulton Road

Widnes, WA8 3DX

Offers Over £275,000

Offered to market this **THREE BEDROOM, DETACHED, FAMILY HOME** - Benefitting from UPVC double-glazed window, open plan LOUNGE/DINING AREA, OFF ROAD PARKING, Garage, well maintained front and rear gardens, close to local amenities, schools, major road and railway networks, located on popular WEATES CLOSE DEVELOPMENT





Ground Floor

Entrance Hall

Entrance via UPVC double glazed door. Laminate to floor and single light. Internal door to lounge.

Lounge/Dining Room

7.75m x 4.51m (25' 5" x 14' 10")

Entered via internal door, Front aspect UPVC Double Glazed bay Window, laminate to floor, ceiling light, wall lights, radiator. Fireplace with surround, stairs leading to first floor.

Dining Area to rear, UPVC double glazed window, ceiling light, wall lights, door leading to kitchen.

Kitchen

2.79m x 2.11m (9' 2" x 6' 11")

UPVC double glazed window and door. Tiles to floor, ceiling light radiator. Kitchen comprises of range of base and wall units, integral electric oven, hob and extractor fan with canopy over, stainless steel sink and mixer tap. Integral fridge freezer. Plumbing and space for washing machine.

First Floor

Stairs/Landing

Carpet to floor, ceiling light and radiator. Doors to bedrooms, bathroom and dressing room/office. Storage Cupboard.

Bedroom One

3.66m x 2.55m (12' 0" x 8' 4")

Front Aspect UPVC double glazed window. Carpet to floor, Spot lights, radiator. Full range of fitted wardrobes and drawers with integral lighting.

Bedroom Two

3.40m x 2.57m (11' 2" x 8' 5")

Rear aspect UPVC double glazed window. Carpet to floor, ceiling light and radiator. Range of recently fitted MODERN high gloss fitted wardrobes and drawers.

Dressing Room/Office

2.38m x 1.85m (7' 10" x 6' 1")

Front aspect UPVC double glazed window. Carpet to floor, ceiling light and radiator. Door leading to bedroom three.

Bedroom Three

5.04m x 2.30m (16' 6" x 7' 7")

Front aspect UPVC double glazed window. Carpet to floor, ceiling light and two radiators. Loft access.

Bathroom

Rear aspect obscured UPVC double glazed window. Fully tiled walls and tiled floor. ceiling light and radiator. White bathroom suite comprises of bath with electric shower over, basin and pedestal, low level WC.

Outside

Front Garden

Well maintained front garden with off road parking and space for four cars.

Rear Garden

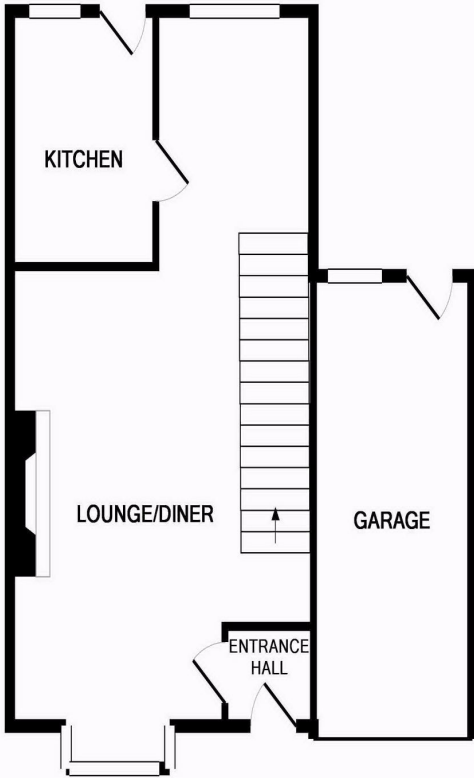
Paved patio area leading to well maintained good sized lawn with planted borders. Bound by wood panel fencing, shed and side access to front driveway.

Integral Garage

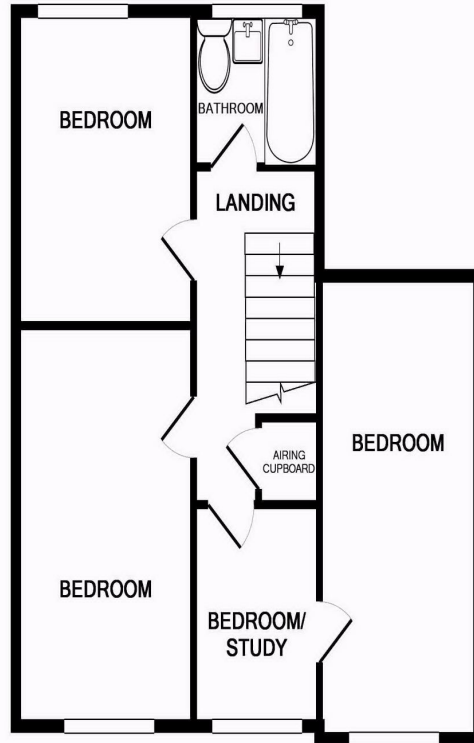
Metal up and over door. Full power and lighting.

EPC





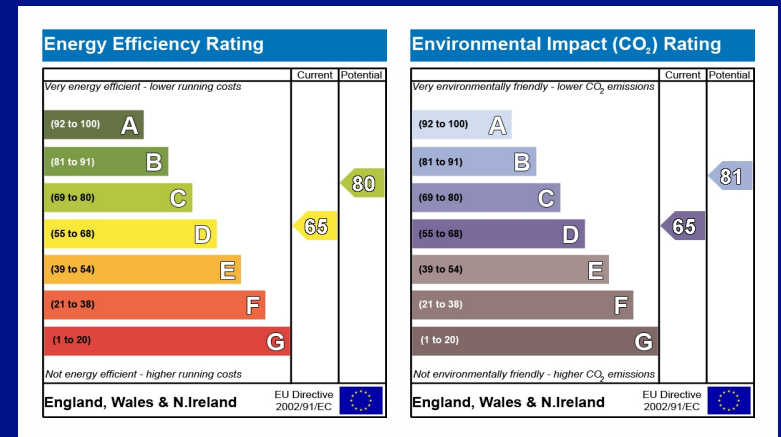
GROUND FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 988 SQ.FT. (91.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2012



Myler & Co

77, Albert Road, Widnes, Cheshire, WA8 6JS

0151 424 5100

info@mylerestates.com