



406 Liverpool Road
Widnes, WA8 7HS



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Liverpool Road

Widnes, WA8 7HS

OFFERS OVER £395,000

Offered to market this beautifully presented **FOUR BEDROOM DETACHED FAMILY HOME**. The property is located in popular residential area in Widnes and benefits from **OFF ROAD PARKING** for **TWO** vehicles, enclosed rear garden with bar/shower/WC. Close to local amenities, shops, schools, **HOUGH GREEN RAILWAY** station and major road networks. This **FAMILY HOME** has UPVC double-glazing, gas central heating, large open plan kitchen/sitting and dining area, **TWO** front reception, shower room to ground floor and bathroom to first floor. External garden Bar with shower room. EPC rating C - 130 SQMT's. Viewing is **HIGHLY** recommended.





Ground Floor

Storm Porch

Access via Composite door.

Entrance Hall

Access via front door, decorative coving to ceiling, ceiling light, tiles to flooring, door to lounge, reception room, shower room, under stairs storage, stairs leading to first floor.

Lounge

4.00m x 3.4m (13' 1" x 11' 2")

Front aspect UPVC double-glazed bay window, decorative coving to ceiling, ceiling light, Herringbone style flooring, radiator, feature fire surround with inset coal effect fire.

Reception Room

4.6m x 2.1m (15' 1" x 6' 11")

Front aspect UPVC double-glazed window, ceiling light, carpe to flooring, radiator.

Kitchen/Sitting/Dining Area

6.7m x 7.0m (22' 0" x 23' 0")

Offering a large extended open plan living space.

Kitchen Area

Rear aspect UPVC double-glazed window, ceiling light, Herringbone styled flooring, fitted with a range of wall and base units with Granite work surface over with matching splashback incorporating breakfast bar, stainless steel inset 1½ bowl sink with pull-out spray mono kitchen mixer tap, stainless steel gas hob with chimney style extractor hood over, stainless steel electric oven, door leading to Utility room, opening leading to dining area.

Dining Area

Velux styled window, Herringbone styled flooring, vertical Anthracite radiator.

Sitting Area

Access via hallway, recessed ceiling lights, Herringbone styled flooring, opening to dining area.

Utility Room

1.2m x 2.0m (3' 11" x 6' 7")

Shower Room

2.1m x 1.4m (6' 11" x 4' 7")

Side aspect UPVC double-glazed obscured window, ceiling light, tiles to flooring, chrome heated towel rail, comprising of a three piece shite suite, low level WC, vanity styled unit housing wash hand basin, fully tiled shower cubicle with thermostatic controlled mixer shower.



First Floor

Bedroom One

4.5m x 2.1m (14' 9" x 6' 11")

Rear aspect UPVC double-glazed window, ceiling light, decorative picture rail, carpet to flooring, radiator.

Bedroom Two

3.1m x 3.3m (10' 2" x 10' 10")

Front aspect UPVC double-glazed window, ceiling light, decorative picture rail, carpet to flooring, radiator.

Bedroom Three

3.3m x 2.8m (10' 10" x 9' 2")

Front aspect UPVC double-glazed window, ceiling light, decorative picture rail, carpet to flooring, radiator.

Bedroom Four

2.3m x 2.5m (7' 7" x 8' 2")

Front aspect UPVC double-glazed window, ceiling light, decorative picture rail, carpet to flooring, radiator.

Bathroom

Rear aspect UPVC double-glazed window, ceiling light, tiles to flooring, chrome heated towel rail, part-tiled walls, three piece suite, low level WC, vanity styled unit housing wash hand basin, enclosed bath with electric shower over, shower screen.

External

Front

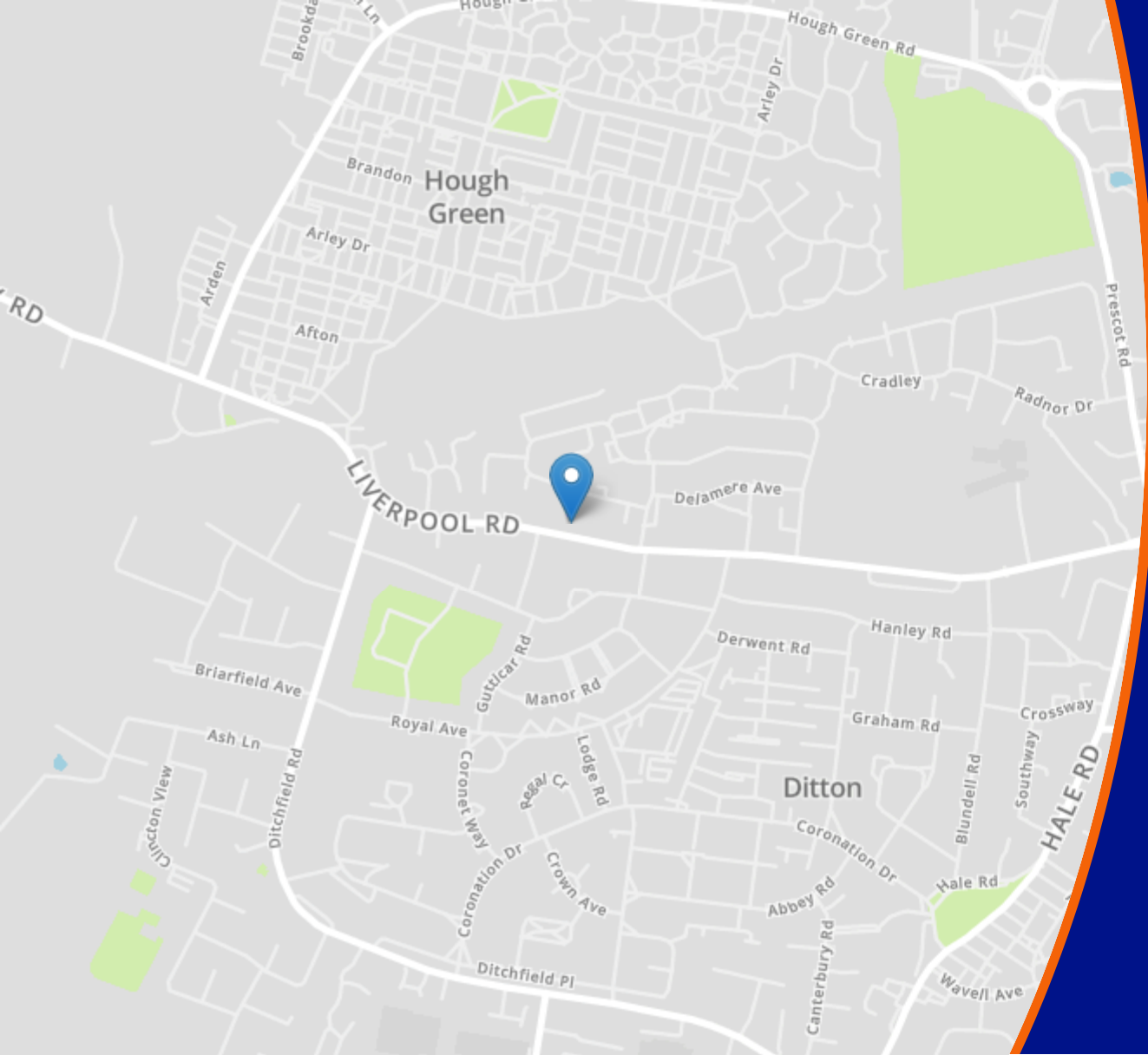
Bound by wood panel fencing, mature hedges, accessed via wrought iron gates, off road parking, shingle borders, gated access to rear garden.

Rear Garden

Bound by wood panel fencing, mature planted shrubs and borders, paved patio area with steps leading to lawned area with shingle borders, path leading to garden bar.

Bar

Access via French doors, front aspect windows, ceiling light, tiles to flooring, door leading to shower room, bar area, log burner.



Myler & Co

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