



11 Wavell Avenue

Widnes, WA8 8EH



0151 424 5100  
info@mylerestates.com



# Wavell Avenue

Widnes, WA8 8EH

ASKING PRICE £120,000

Offered to market with NO ONWARD CHAIN and as FREEHOLD! This THREE BEDROOM MID TOWN HOUSE has been well maintained and presented both internally and externally. Benefits from UPVC Double-glazing, Gas central heating. FRONT & REAR GARDENS and located in a popular area close to shopping amenities, schools and local transport networks. Walking distance to Ormiston Chadwick Academy with 10 minute walk to King Georges playing fields. Ideal for a FIRST TIME BUYER or as an INVESTMENT OPPORTUNITY with Potential rental income being £8,700 P.A. Viewings are HIGHLY RECOMMENDED.





## Ground Floor

### Entrance Hall

Entered via Composite door, ceiling light, carpet to flooring, radiator, stairs leading to first floor, doors leading to dining room and cloakroom.

### Cloakroom

Front aspect UPVC double-glazed window, ceiling light, vinyl to flooring, two piece suite comprising, low level WC, wall mounted hand basin.

### Dining Room

3.09m x 2.93m (10' 2" x 9' 7")

Door leading to lounge, archway leading to kitchen, ceiling light, carpet to flooring, radiator.

### Kitchen

2.96m x 2.35m (9' 9" x 7' 9")

Front aspect UPVC double-glazed window, ceiling light, tiles to flooring, kitchen comprises of a range of wall and base units, work surface over, tiled splashbacks, gas hob with extractor over, electric oven, space and plumbing for a washing machine, space for fridge/freezer.

### Lounge

4.73m x 3.28m (15' 6" x 10' 9")

Rear aspect UPVC double-glazed window, door leading to rear garden, ceiling light, carpet to flooring, radiator, feature fire surround with inset gas fire.

## First Floor

### Stairs & Landing

Ceiling light, carpet to flooring, doors leading to all three bedrooms and bathroom, storage cupboard, loft access hatch.

## Bedroom One

3.60m x 2.91m (11' 10" x 9' 7")

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

## Bedroom Two

3.82m x 2.60m (12' 6" x 8' 6")

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

## Bedroom Three

2.93m x 2.05m (9' 7" x 6' 9")

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

## Bathroom

Front aspect UPVC double-glazed obscured window, ceiling light, bathroom comprises of a three piece suite, low level WC, wall mounted wash hand basin, walk in wet room, fully tiled walls.

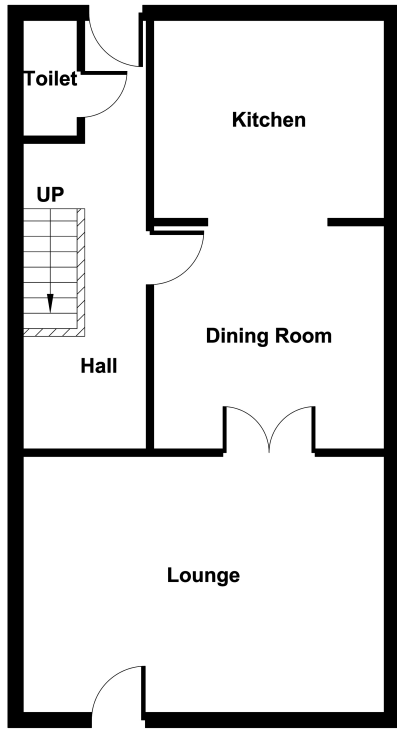
## External

### Front

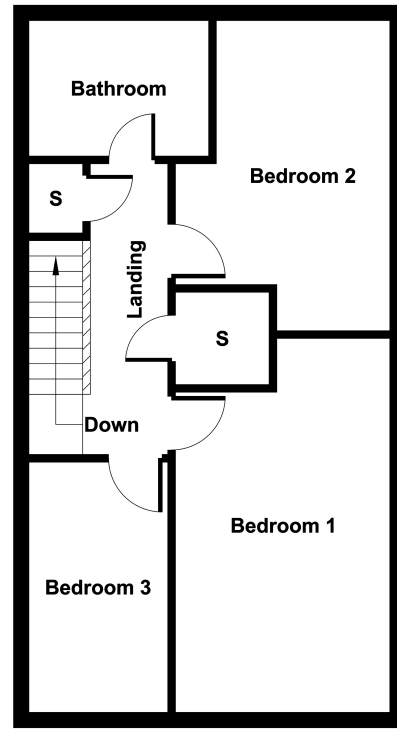
Bound by wood panel fencing, laid to paving offering a low maintenance garden with planted borders.

### Rear Garden

Bound by wood panel fencing, laid to lawn with planted borders, paved patio area, shed.



Ground Floor



First Floor



Myler & Co  
77, Albert Road, Widnes, Cheshire, WA8 6JS  
0151 424 5100  
info@mylerestates.com