



34 Baileys Close

Widnes, WA8 9JR



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Offers Over £310,000

Offered to market this WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME, Benefitting from OPEN PLAN LIVING SPACE, UPVC double-glazing, gas central heating, TWO RECEPTION ROOMS, WELL MAINTAINED LANDSCAPED rear garden with paved patio area. Close to local amenities, schools, major road and railway networks, BIRCHFIELD GARDENS, Viewing are HIGHLY Recommended.





Ground Floor

Porch

Entered via composite door, ceiling light, laminate to flooring, radiator, UPVC double-glazed window, storage cupboard, door to cloakroom and archway to hallway.

Cloakroom

Two recessed ceiling lights, laminate to flooring, low level WC, vanity styled wash hand basin.

Entrance Hall

Ceiling light, coving to ceiling, laminate to flooring, stairs leading to first floor landing, doors leading to lounge and kitchen.

Lounge

4.62m x 4.26m (15' 2" x 14' 0")
Front aspect UPVC double-glazed window, ceiling light, coving to ceiling, carpet to flooring, feature fire surround with matching inset and hearth, inset coal effect gas fire.

Kitchen/Dining Room

6.22m x 3.64m (20' 5" x 11' 11")
Kitchen Area
Rear aspect UPVC double-glazed window, recessed ceiling lights, laminate to flooring, fitted with a range of modern wall and base units, 1½ bowl sink and drainer with mixer tap, Induction hob with chimney styled extractor hood over, high level Electric double oven, integral appliances, dishwasher, washing machine & fridge/freezer, archway leading to dining area.

Dining Area
Recessed ceiling lights, laminate to flooring, radiator, opening to family room.

Family Room

3.89m x 3.15m (12' 9" x 10' 4")
Side aspect UPVC double-glazed window, two Velux style windows, recessed ceiling lights, laminate to flooring, rear aspect UPVC double-glazed French doors leading to rear patio area.

First Floor

Stairs & Landing

Side aspect UPVC double-glazed window, ceiling light, carpet to flooring, doors leading to all three bedrooms and bathroom.

Bedroom One

3.56m x 3.04m (11' 8" x 10' 0")
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Two

3.67m x 3.04m (12' 0" x 10' 0")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Three

3.16m x 2.43m (10' 4" x 8' 0")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bathroom

UPVC double-glazed obscured window, recessed ceiling lights, laminate to flooring, chrome heated towel rail, comprising of a four piece suite, low level, WC, vanity style unit housing wash had basin with chrome mixer tap, panel-enclosed bath with chrome taps, enclosed shower cubicle with thermostatic controlled mixer shower.

External

Front Garden

Bound by wood panel and concrete fencing, off road parking laid to paving, planted borders with mature shrubs and trees, access to detached garage.

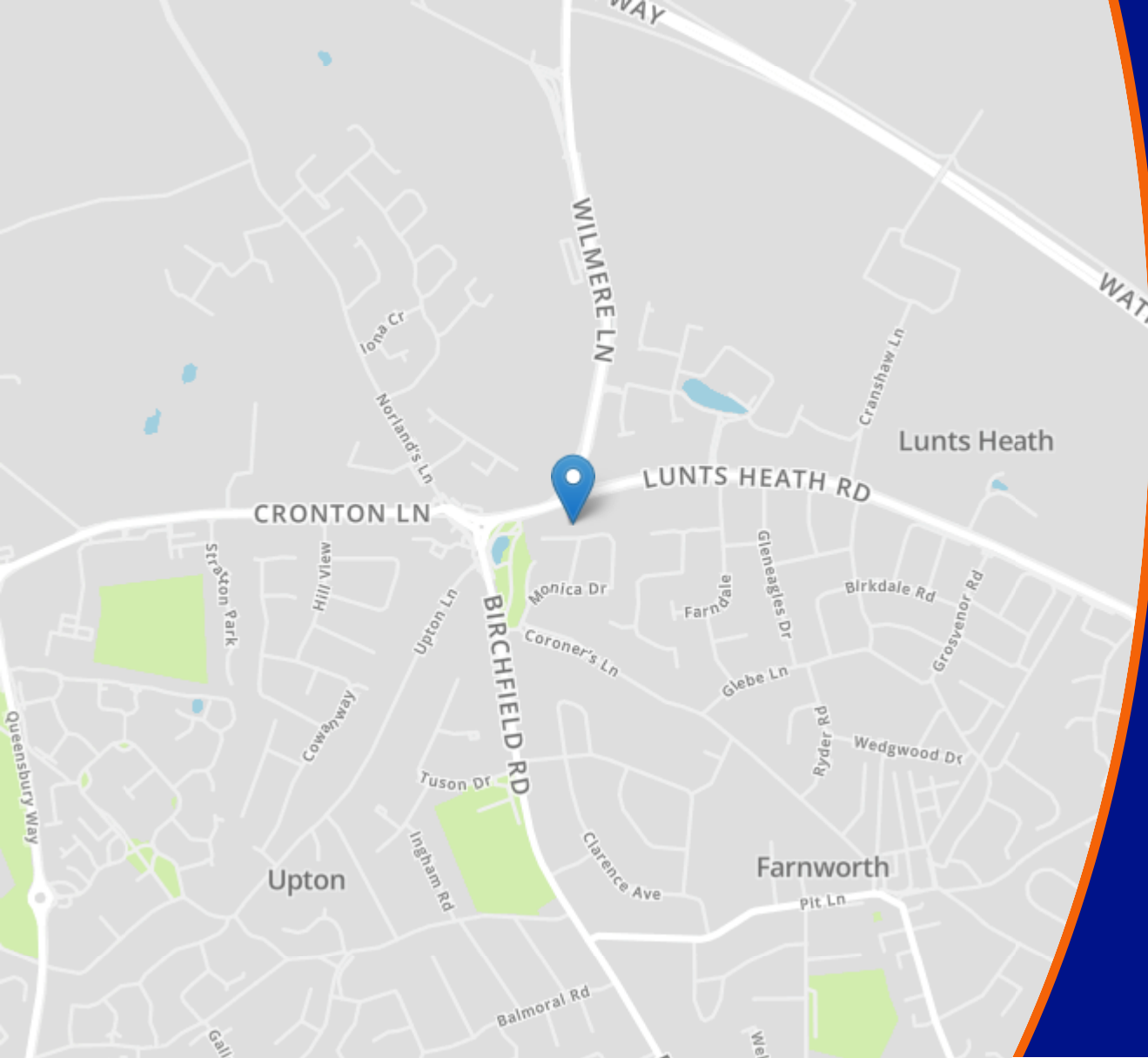
Detached Garage

Up and over metal door.

Rear Garden

Bound by wood panel fencing, providing a landscaped garden, paved patio area to immediate of property, steps leading to a raised garden laid to lawn and providing additional paved patio area with gazebo and planted borders.

AWAITING EPC



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