



247 Hale Road  
Widnes, WA8 8QB



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# Hale Road

Widnes, WA8 8QB

Asking Price £115,000

MYLER & CO ESTATES offer to the market this TWO BEDROOM MID TERRACE property. Located in the DITTON area of Widnes. Benefiting from Gas central heating, UPVC Double glazing and rear yard. This property is close to local amenities, within walking distance to local PRIMARY SCHOOLS, major road and railway networks. Viewings HIGHLY Recommended, IDEAL FIRST TIME or as an INVESTMENT opportunity.







## Ground Floor

### Entrance Hall

UPVC Double glazed door, light to ceiling, radiator, stairs to first floor, door to lounge, laminate to floor.

### Dining Room

3.76m x 3.74m (12' 4" x 12' 3")

Front aspect UPVC double glazed window, lights to ceiling, coved and textured ceiling, radiator, feature fire surround, doorway to lounge, laminate to floor.

### Lounge

4.47m x 3.90m (14' 8" x 12' 10")

Rear aspect UPVC double glazed window, light to ceiling, coved and textured ceiling, two wall lights, radiator, coal fire in feature surround, door to kitchen, laminate to floor.

### Kitchen

3.41m x 2.38m (11' 2" x 7' 10")

Side aspect UPVC double glazed window and UPVC door to garden, light to ceiling, storage cupboard, laminate to floor. Kitchen comprises a range of wall and base units, work surface over, tiled splashback, stainless steel sink and drainer with mixer tap, stainless steel oven, halogen hob and extractor fan over, space for fridge freezer, space and plumbing for a washing machine.

## First Floor

### Stairs and Landing

Light to ceiling, radiator, decorative picture rail, doors to two bedrooms and bathroom, carpet to floor, loft access hatch.

### Bedroom One

4.89m x 3.76m (16' 1" x 12' 4")

Front aspect UPVC double glazed window, light to ceiling, coving to ceiling, radiator, carpet to floor.

### Bedroom Two

4.49m x 3.17m (14' 9" x 10' 5")

Rear aspect UPVC double glazed window, light to ceiling, coving to ceiling, radiator, carpet to floor.

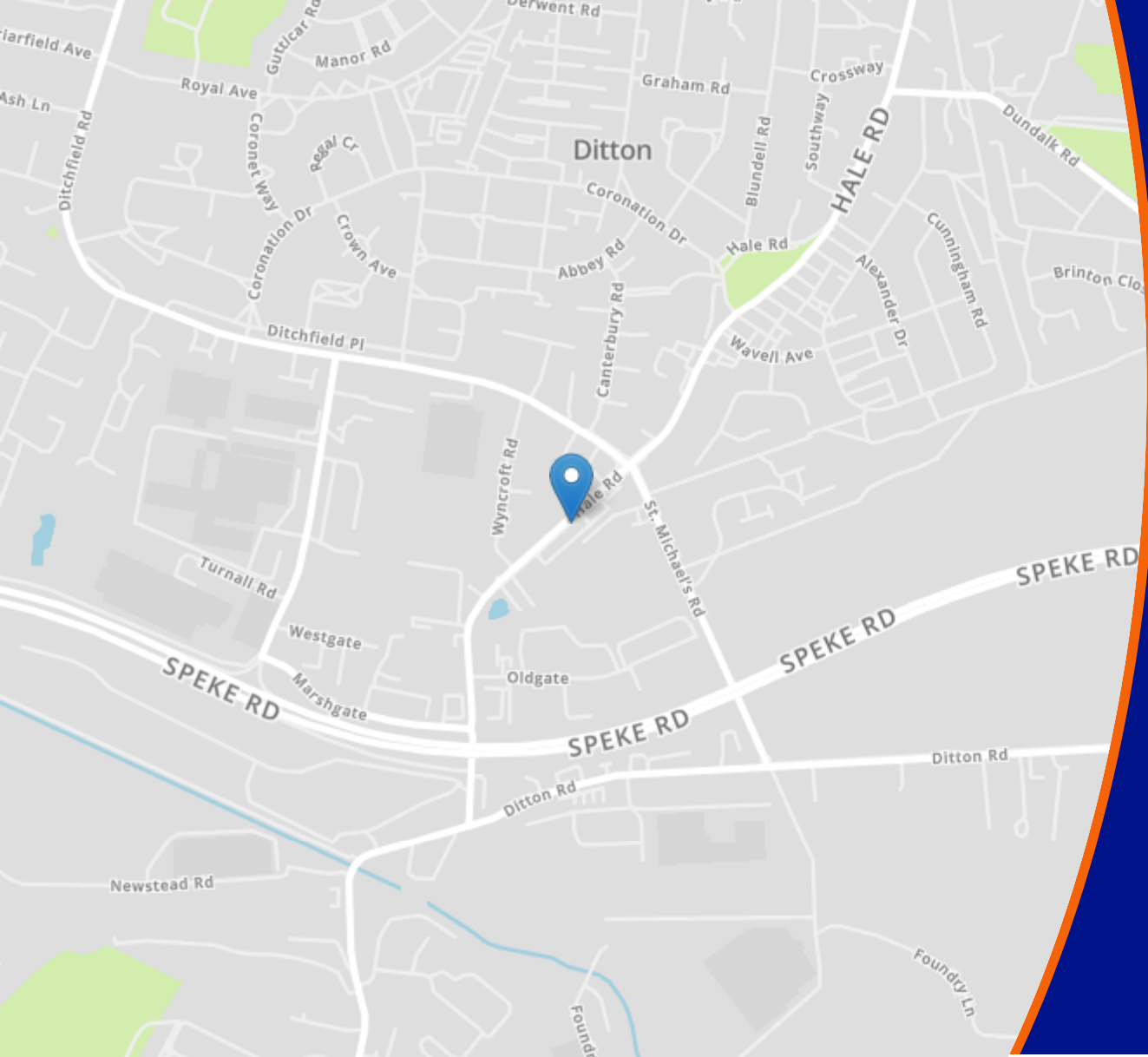
### Bathroom

Rear aspect UPVC double glazed window, light to ceiling, radiator, this spacious bathroom comprises of a four piece suite, panel-enclosed bath, shower cubicle with chrome mixer shower, pedestal wash hand basin, low level WC, laminate to floor.

### External

#### Rear Garden

Paved patio area leading to low maintenance lawn bounded by brick brick walls and wooden gate for access.



Myler & Co

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