



8 Fir Street  
Widnes, WA8 6QZ



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# Fir Street

Widnes, WA8 6QZ

OFFERS IN REGION OF £75,000

We are delighted to offer for sale with NO ONWARD CHAIN this TWO BEDROOM MID TOWN HOUSE in popular area within walking distance to VICTORIA PARK & Widnes town centre. Briefly property comprises: Hallway, lounge/dining area, kitchen & bathroom to the ground floor. To the first floor are the two good sized bedrooms. Property has a rear garden and newly rendered to the front offering small enclosed garden. Property also benefits from UPVC double glazing and gas central heating through out. An ideal for FIRST TIME BUYER OR INVESTMENT OPPORTUNITY. Viewing is essential to fully appreciate.







## Ground Floor

### Entrance Hall

UPVC double glazed door, light to ceiling, radiator. Stairs leading to the first floor and door leading to the lounge.

### Lounge

3.91m x 3.22m (12' 10" x 10' 7")

Ceiling light, radiator, UPVC double glazed window. Coal effect electric fire set in a feature surround with matching inset and hearth. Door leading to the kitchen. Decorative picture rail.

### Kitchen / Dining room

4.25m x 3.50m (13' 11" x 11' 6")

Ceiling light, UPVC double glazed window, door leading to the utility room. Kitchen comprises of a range of wall and base units with work surface over. Stainless steel sink and mixer tap. Electric oven, gas hob and extractor fan over. Wall mounted gas central heating boiler.

### Dining Area

Ceiling light, radiator, UPVC double glazed window.

### Utility Room

Two ceiling lights, radiator, UPVC double glazed door leading to the yard. Plumbing and space for a washing machine and a tumble dryer. Space for a fridge freezer and a door leading to the bathroom.



## Bathroom

UPVC double-glazed obscured window, ceiling light, textured ceiling, radiator. Bathroom comprises of a three piece white suite, low level WC, pedestal wash hand basin with chrome mixer tap, panel-enclosed bath with thermostatic controlled mixer shower over, shower curtain and rail, extractor fan.

## First Floor

### Stairs & landing

Ceiling light, UPVC double glazed window, walk in storage cupboard and doors leading to both bedrooms.

### Bedroom One

4.20m x 2.78m (13' 9" x 9' 1")

Ceiling light, radiator, UPVC double glazed window, decorative picture rail.

### Bedroom Two

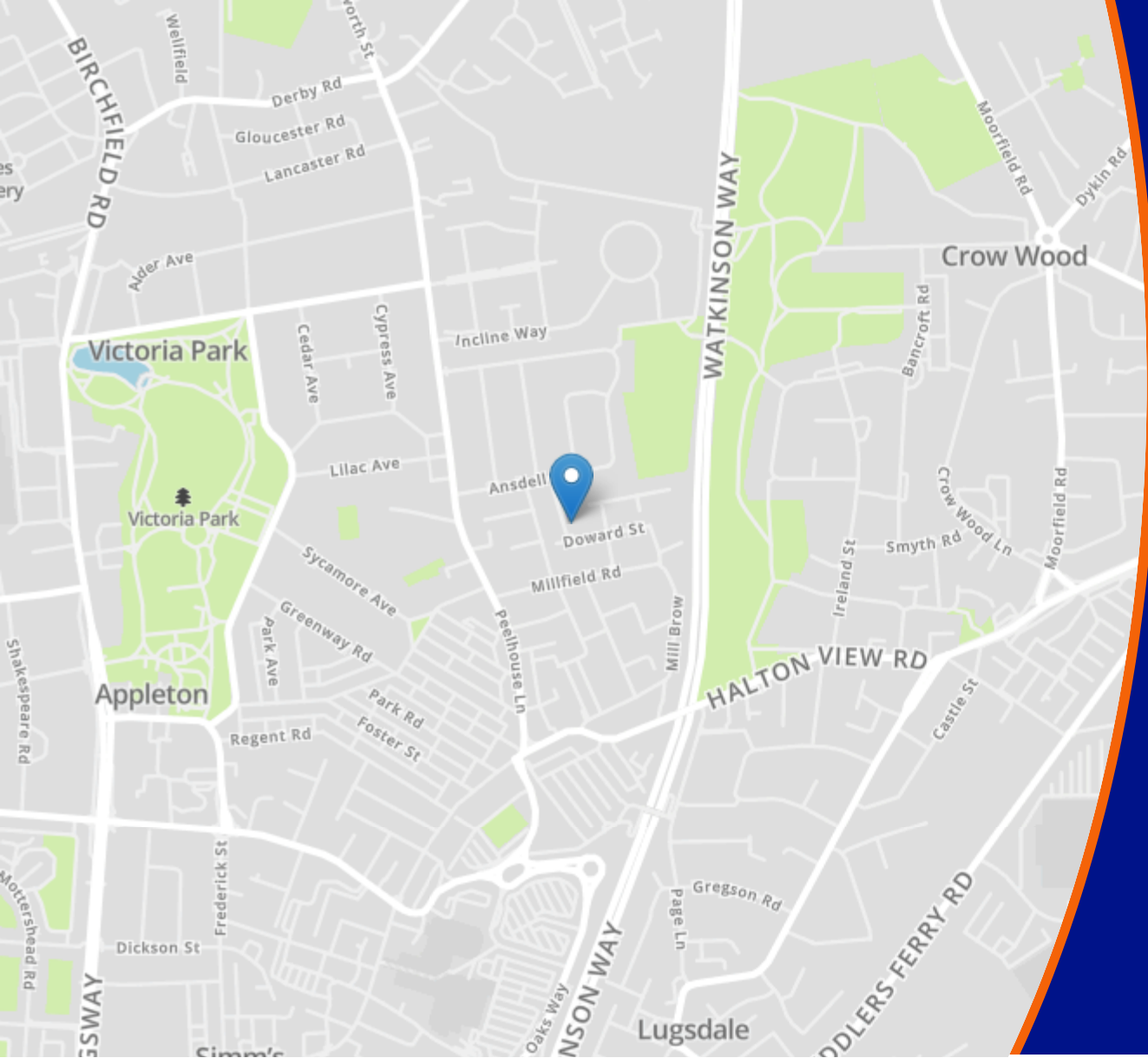
3.05m x 2.32m (10' x 7' 7")

Ceiling light, radiator, UPVC double glazed window, decorative picture rail.

## External

### Rear Garden

Shared access from front leading to bounded by brick walls with gates for access to the rear.



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