



13 Peel House Lane

Widnes, WA8 6TN



0151 424 5100
info@mylerestates.com



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Being sold via Secure on line bidding, Terms & Conditions apply.

STARTING BID £100,000

Offered to market with **NO ONWARD CHAIN** this **THREE BEDROOM END OF VICTORIA TERRACE**. Benefitting from UPVC double-glazing, gas central heating, close to local amenities, shops, walking distance to **WIDNES town centre & VICTORIA PARK**, schools, major road and railway networks, viewing is **HIGHLY recommended** to see potential.





Ground Floor

Entrance Hall

Entered via UPVC double-glazed door, ceiling light, tiles to flooring, radiator,, doors leading to lounge, dining room, kitchen, utility room, stairs to first floor.

Lounge

4.65m x 3.65m (15' 3" x 12' 0")
UPVC double-glazed window, ceiling light, laminate to flooring, radiator.

Dining Room

4.65m x 3.47m (15' 3" x 11' 5")
UPVC double-glazed window, ceiling light, laminate to flooring, radiator.

Kitchen

4.04m x 3.05m (13' 3" x 10' 0")
UPVC double-glazed window and door leading to rear courtyard, ceiling light, laminate to flooring, radiator. Kitchen comprises of a range wall and base units with work surface over, stainless steel sink and drainer, space for electric cooker, space for fridge freezer and dishwasher.

Utility Room

UPVC double-glazed window, ceiling light, vinyl to flooring, space and plumbing for a washing machine.

Secondary Utility Space

Accessed via the rear yard, secondary space ideal for additional storage or with a possibility to extend in the future.

First Floor

Stairs & Landing

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

Bedroom One

4.56m x 4.17m (15' 0" x 13' 8")
UPVC double-glazed windows, ceiling light, carpet to flooring, radiator.

Bedroom Two

4.66m x 4.31m (15' 3" x 14' 2")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Three

4.02m x 3.07m (13' 2" x 10' 1")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bathroom

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, ceiling light, radiator. Bathroom comprises of a three piece suite, low level WC, vanity styled wash hand basin, panel enclosed bath with electric shower over.

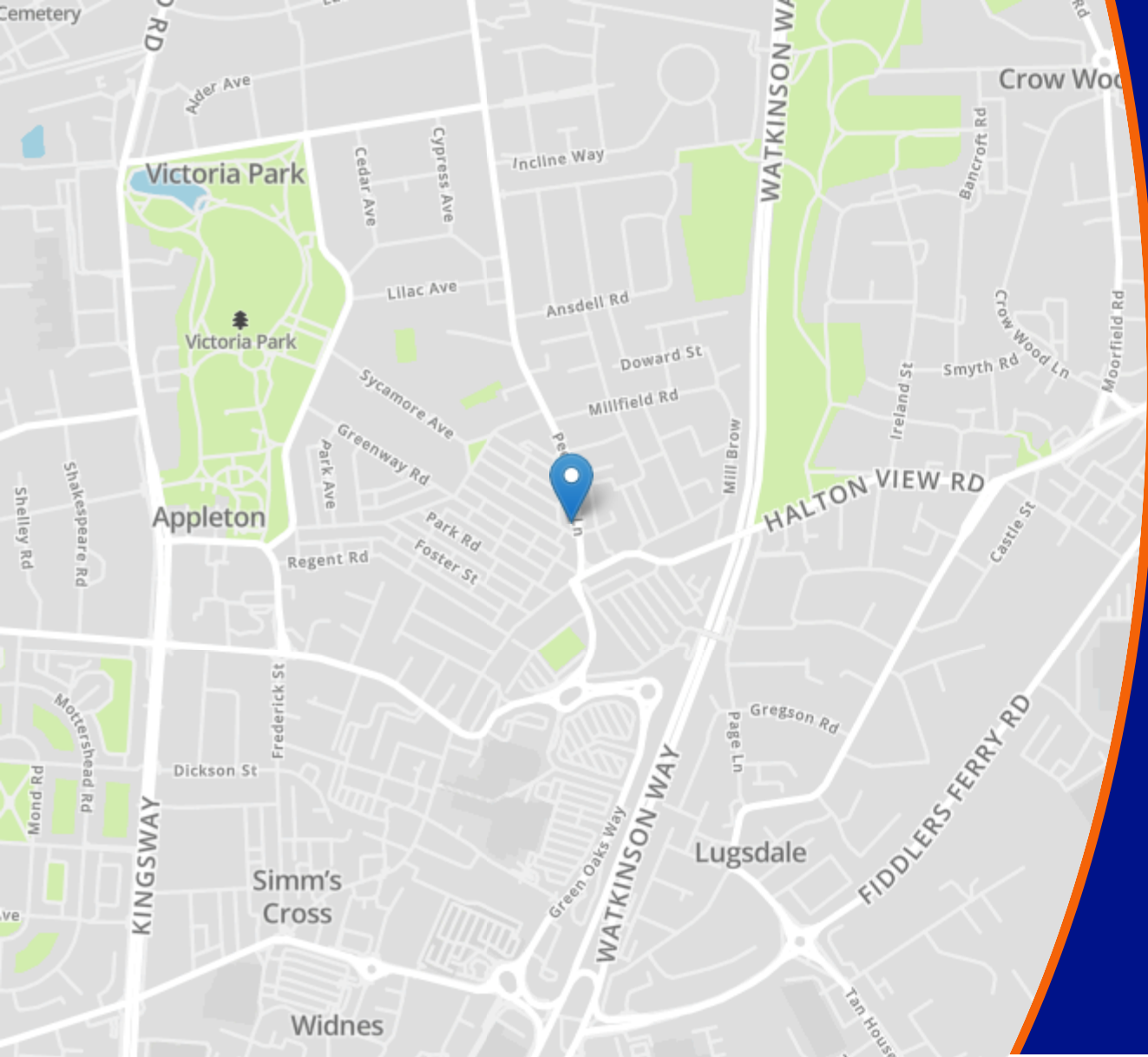
External

Front

Bound by brick wall, access to front entrance.

Rear Courtyard

Bound b brick walls with gates access to side street.



Myler & Co
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