



37 Standish Court

Widnes

Widnes, WA8 8PQ



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# Standish Court

Widnes, Widnes, WA8 8PQ

Offers Over £130,000

Fantastic opportunity to purchase this delightful THREE BEDROOM property with NO ONWARD CHAIN and FREEHOLD! Property has been well maintained and 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 a potential rental income of £8,700 P.A. Viewings are HIGHLY RECOMMENDED.







## Ground Floor

### Entrance Hall

Entered via UPVC double-glazed door, ceiling light, laminate to flooring, ceiling light, radiator, stairs to first floor landing, doors leading to lounge & kitchen.

### Lounge

4.72m x 4.00m (15' 6" x 13' 1")

UPVC double-glazed window, ceiling light, vinyl to flooring, radiator, door leading to garden.

### Kitchen/Diner

4.00m x 2.92m (13' 1" x 9' 7")

UPVC double-glazed window, ceiling light, vinyl to flooring, radiator, kitchen comprises of a range of fitted wall and base units with work surface over, tiled splashback, stainless steel sink and drainer, free standing gas cooker, space and plumbing for a washing machine, space for fridge freezer.

## First Floor

### Stairs & Landing

Ceiling light, carpet to flooring, doors leading to three bedrooms, bathroom and storage cupboard.

### Bedroom One

4.19m x 2.07m (13' 9" x 6' 9")

UPVC double-glazed window, recessed ceiling lights, laminate to flooring, radiator.



### Bedroom Two

3.82m x 2.62m (12' 6" x 8' 7")

UPVC double-glazed window, ceiling light, carpet to flooring, radiator, a range of fitted wardrobes.

### Bedroom Three

2.72m x 2.00m (8' 11" x 6' 7")

UPVC double-glazed window, ceiling light, laminate to flooring, radiator.

### Bathroom

Two UPVC double-glazed windows, ceiling light, vinyl to flooring, chrome heated towel rail. Bathroom Suite comprises of panel-enclosed Bath with Shower over, pedestal Wash Hand basin, low level WC, fully-tiled walls, Extractor fan.

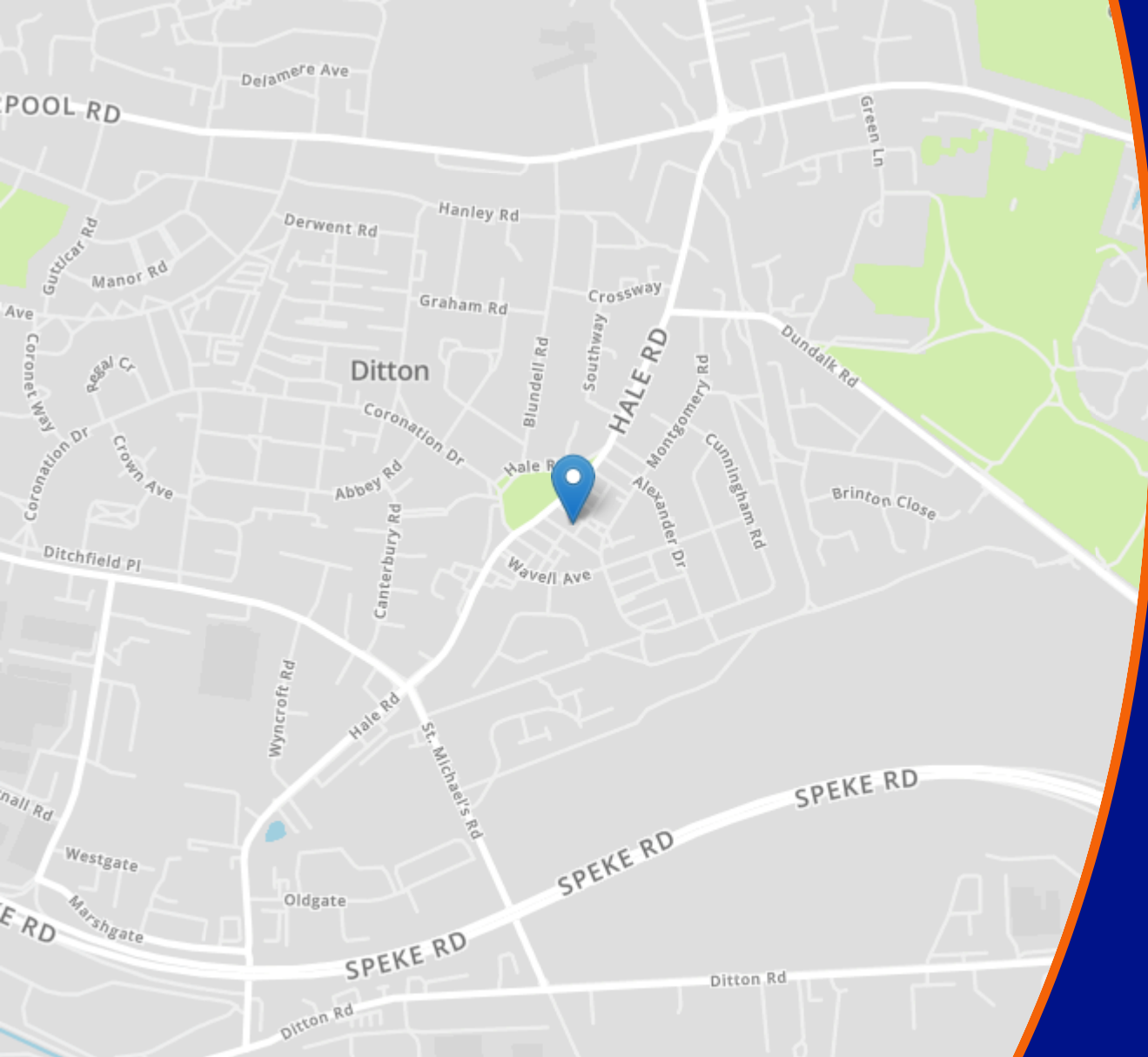
## External

### Front Garden

Wooden gated access with pathway leading to lawned area with raised borders.

### Rear Garden

Bounded by wood panel fencing, laid to paving, concrete outbuilding providing storage, gated access leading to rear alley. Offers easy maintenance.



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