



Springfield

Alder Avenue



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Springfield

Widnes, WA8 6QG

£225,000

Offered to market with **NO ONWARD CHAIN**, this unique styled **FOUR BEDROOM SEMI DETACHED**, located within walking distance to **FARNWORTH VILLAGE**, close to local amenities, shops, schools, major road and **WIDNES NORTH** railway station. This **FREEHOLD** property offers **SPACIOUS** accommodation, **THREE RECEPTION ROOMS**, **ENCLOSED REAR GARDEN**, **OFF ROAD PARKING**, **UPVC double-glazing**, the property requires modernisation. Contact our office to arrange a viewing to see properties potential.





Ground Floor

Porch

Entered via UPVC double glazed French doors, laminate to flooring, door to entrance hall.

Entrance Hall

Laminate to flooring, ceiling light, stairs to first floor, storage room, doors to lounge, sitting room and dining room.

Lounge

4.90m x 3.90m (16' 1" x 12' 10")

Laminate to flooring, ceiling light, radiator, UPVC double glazed bay window, log effect electric fire.

Sitting Room

Laminate to flooring, ceiling light, UPVC double glazed window, coal effect gas fire, archway to diner, door to rear hall.

Dining Room

3.94m x 3.08m (12' 11" x 10' 1")

Laminate to flooring, ceiling light, radiator, UPVC double glazed window.

Rear Hall

Vinyl to flooring, ceiling light, doors to kitchen and bathroom.

Kitchen

4.09m x 3.25m (13' 5" x 10' 8")

Vinyl to flooring, ceiling light, UPVC double glazed window and door, comprises of wall and base units with work surfaces over, stainless steel sink with mixer tap, gas cooker, extractor canopy, space for washing machine and fridge freezer, archway to utility room.

Utility Room

3.80m x 1.70m (12' 6" x 5' 7")

Vinyl to flooring, ceiling light, UPVC double glazed door to front.

Bathroom

Vinyl to flooring, ceiling light, gas wall heater, UPVC double glazed window, shower area with electric shower, wash hand basin with pedestal and low level WC.

First Floor

Stairs & Landing

Carpet to flooring, ceiling light, doors to all four bedrooms and bathroom.

Bedroom One

3.95m x 3.95m (13' 0" x 13' 0")

Ceiling light, radiator, UPVC double glazed window, iron gas fire and surround.

Bedroom Two

3.65m x 3.32m (12' 0" x 10' 11")

Ceiling light, radiator, UPVC double glazed window.

Bedroom Three

3.92m x 3.12m (12' 10" x 10' 3")

Ceiling light, radiator, UPVC double glazed window, fitted wardrobes.

Bedroom Four

2.76m x 2.35m (9' 1" x 7' 9")

Ceiling light, radiator, UPVC double glazed window.

Bathroom

Vinyl to flooring, ceiling light, radiator, UPVC double glazed window, bath with electric shower over, wash hand basin with pedestal and low level WC.

External

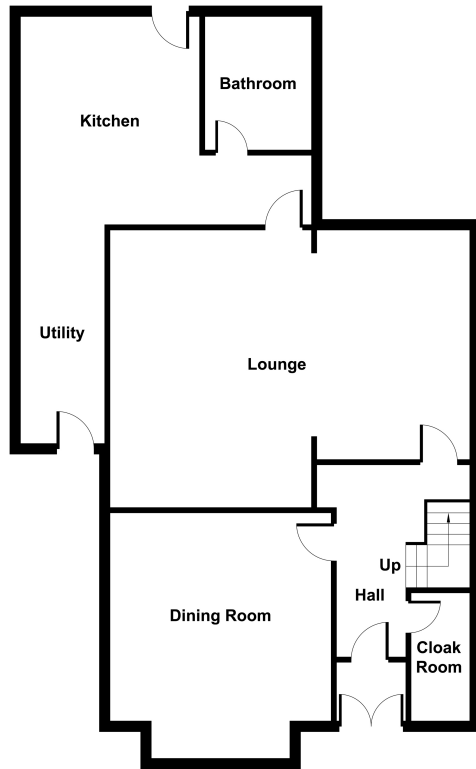
Front

Bound by wood panel fencing, entered via raw iron gate, laid to paving with areas of slate chippings surrounded by concrete edging, space for off road parking.

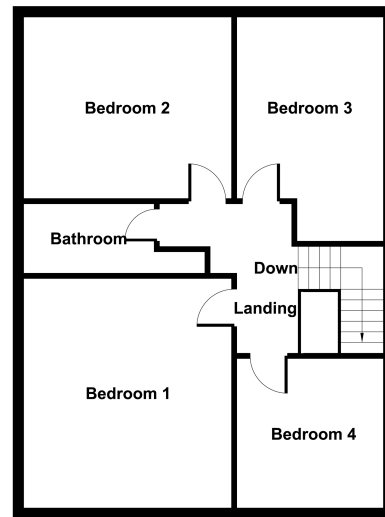
Rear

Bound by wood panel fencing, laid to paving for low maintenance, raised planted borders, garden shed and greenhouse, gated access to the garage.





Ground Floor



First Floor



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