



45 Lugsdale Road  
Widnes, WA8 6DJ



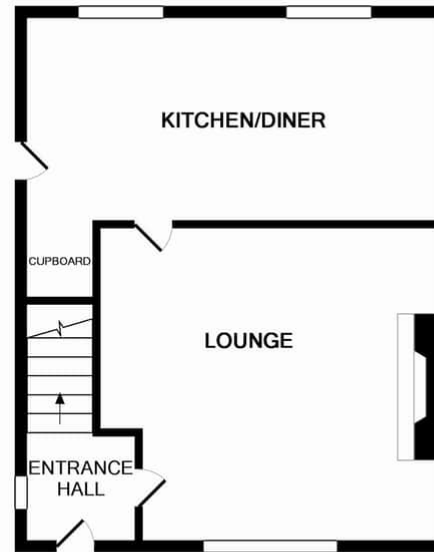
0151 424 5100  
info@mylerestates.com



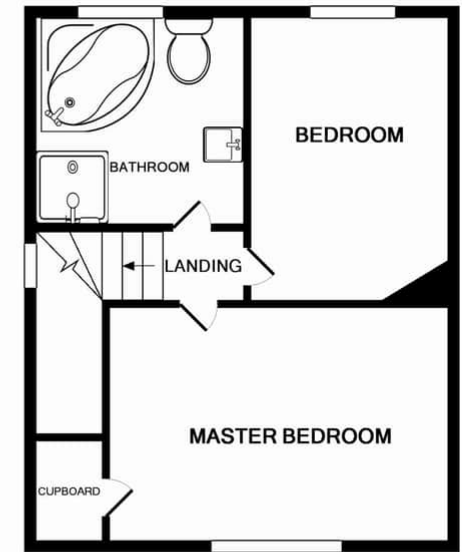
# Lugsdale Road

Widnes, WA8 6DJ

GREAT FOR FIRST TIME BUYER OR INVESTMENT OPPORTUNITY!! Two GOOD SIZED bedrooms, located close to town centre and with links to local roads and motorway networks. In brief the property comprises of hall, lounge and large kitchen. To the first floor are two bedrooms and large bathroom. There are the added benefits of gas central heating, gardens front and rear and off road parking for up to four cars. Would make a great FIRST HOME. NO ONWARD CHAIN.



GROUND FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.



1ST FLOOR  
APPROX. FLOOR  
AREA 366 SQ.FT.



Awaiting Further Information

Ground Floor

Entrance Hall

Lounge

Kitchen

First Floor

Stairs/Landing

Bedroom One

Bedroom Two

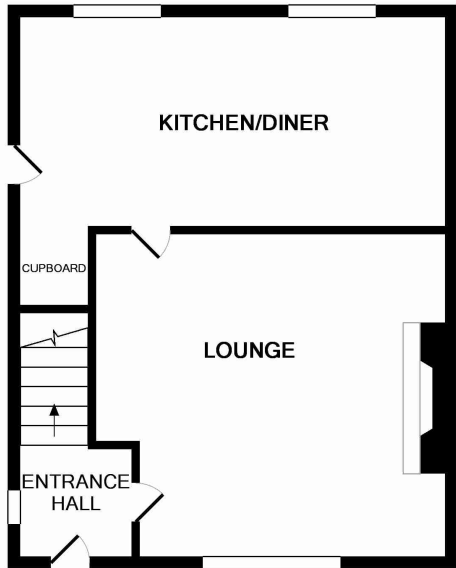
Bathroom

Outside

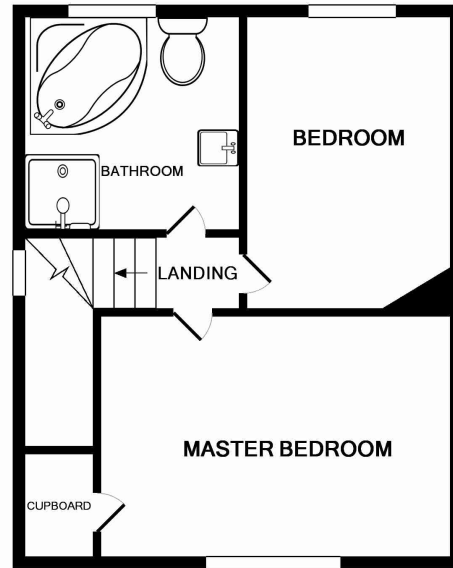
Front Garden

Corner plot, off road parking for up to four cars.

Rear Garden



GROUND FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 366 SQ.FT.  
(34.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Myler & Co  
77, Albert Road, Widnes, Cheshire, WA8 6JS  
0151 424 5100  
info@mylerestates.com