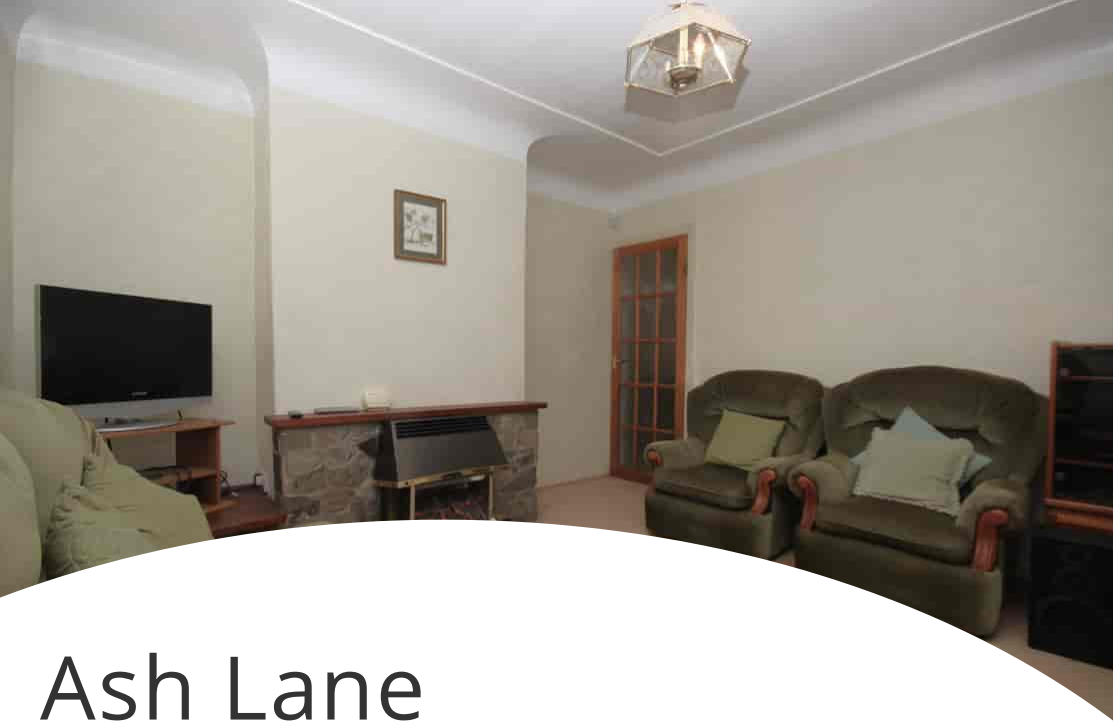




3 Ash Lane  
Widnes, WA8 8JH



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# Ash Lane

Widnes, WA8 8JH

Asking Price

Offered to market with NO ONWARD CHAIN this TWO BEDROOM SEMI-DETACHED BUNGALOW, located on popular residential area located off DITCHFIELD ROAD, close to local amenities, shops, Primary Schools, major road networks and HOUGH GREEN railway station. The property benefits from UPVC double-glazing, gas central heating, AMPLE OFF ROAD PARKING, DETACHED GARAGE, CONSERVATORY, enclosed front and rear gardens. Viewing is HIGHLY recommended





## AWAITING EPC

### Ground Floor

#### Entrance Porch

Entered via UPVC double-glazed French door, ceiling light tiles to flooring.

#### Entrance Hall

Ceiling light, carpet to flooring, radiator, doors leading to lounge, dining room, two bedrooms and bathroom.

#### Lounge

4.10m x 3.65m (13' 5" x 12' 0")

Front aspect UPVC double-glazed Bay window, ceiling light, decorative coving to ceiling, carpets to flooring, radiator, brick built feature fire surround with inset coal effect gas fire, door leading to dining room.

#### Dining Room

3.62m x 3.62m (11' 11" x 11' 11")

UPVC double-glazed window, ceiling light, two wall lights, decorative coving to ceiling, carpet to flooring, radiator, wall mounted gas fire, door leading to kitchen.

#### Kitchen

3.46m x 2.19m (11' 4" x 7' 2")

Two UPVC double-glazed window, ceiling light, carpet to flooring, radiator, kitchen comprises of a range of wall and base units with work surface over, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, high level electric oven, gas hob with extractor fan over, space and plumbing for a washing machine, space for fridge /freezer, UPVC door leading to side of the property, wall mounted gas central heating boiler.

#### Bedroom One

3.65m x 3.65m (12' 0" x 12' 0")

UPVC double-glazed window, ceiling light, decorative coving to ceiling, carpet to flooring, radiator. Fitted with a range of sliding wardrobe doors.

#### Bedroom Two

3.90m x 3.15m (12' 10" x 10' 4")

UPVC double-glazed window, ceiling light, decorative coving to ceiling, carpet to flooring, radiator. Fitted with a range of sliding wardrobe doors.

#### Conservatory

3.25m x 3.17m (10' 8" x 10' 5")

All around aspect UPVC double-glazed windows, French doors leading to rear garden, ceiling light, laminate to flooring, electric wall heater.

#### Bathroom

UPVC double-glazed obscured window, ceiling light, tiles to flooring, fully-tiled walls, comprising of a three piece white suite, WC with enclosed cistern incorporating a vanity styled unit housing wash hand basin with chrome mixer tap, enclosed shower cubicle, storage cupboard.

#### External

##### Front

Bound by brick wall, access via double wrought iron gates leading to off road parking with further parking leading to garage. Well maintained lawn with planted borders and shrubs.

##### Detached Garage

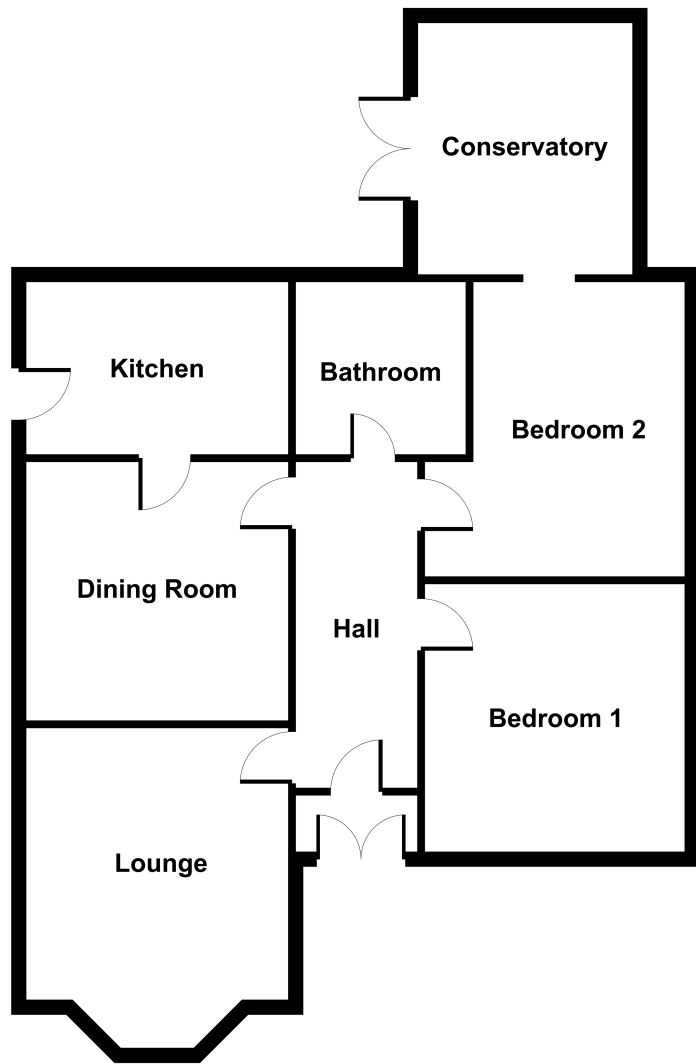
Built to brick construction, metal up and over door, side aspect windows and door leading to rear garden.

##### Rear

Bound by wood panel fencing, laid to lawn with paved path.







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