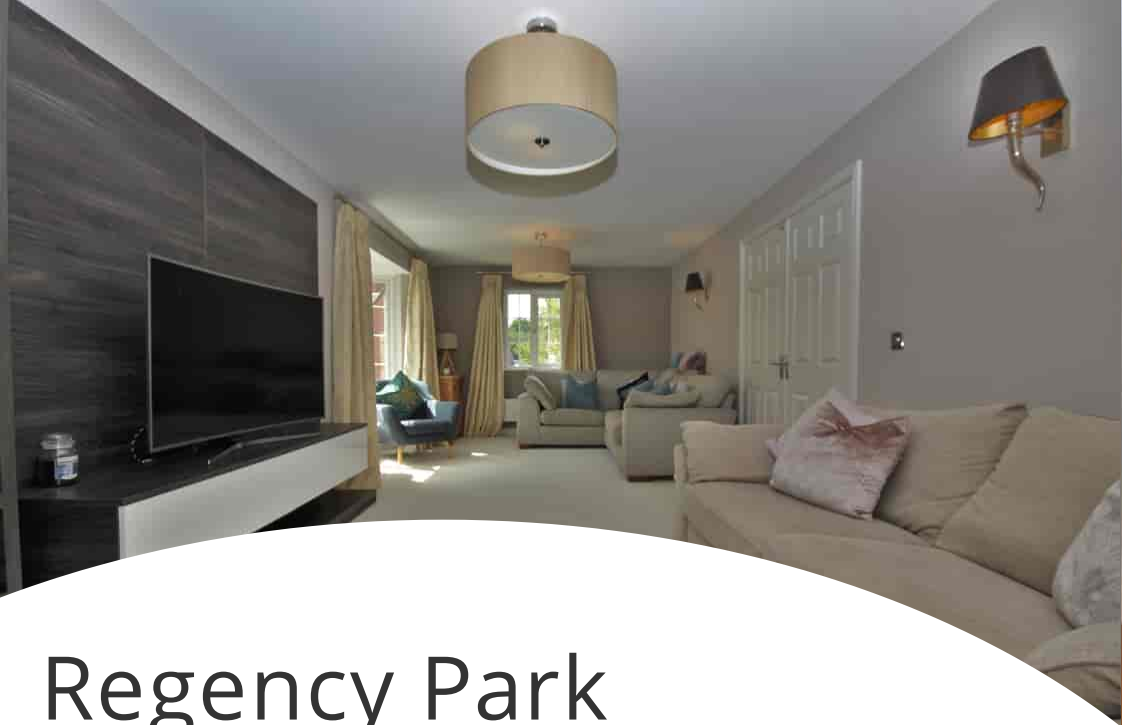




9 Regency Park
Widnes, WA8 9PH



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Regency Park

Widnes, WA8 9PH

Offer in Region of £500,000

Myler & Co Estates are delighted to offer to the market this competitively priced, EXECUTIVE FIVE BEDROOM DETACHED FAMILY HOME, located on popular sought after location of REGENCY PARK, The property has undergone MODERNISATION AND RENOVATION to a VERY HIGH STANDARD, this SUBSTANTIAL home is set over THREE FLOORS, offering UTILITY & CLOAKROOM to ground floor, TWO EN-SUITES, LANDSCAPED GARDENS to rear with AMPLE OFF ROAD PARKING, DOUBLE GARAGE. Viewing is HIGHLY advised.





Ground Floor

Entrance Hall

Entered via Composite door, two ceiling lights, Solid wooden flooring, two radiators, doors leading to kitchen/family room, study, cloakroom and utility room, under stairs storage cupboard, stairs to first floor.

Study

3.64m x 2.92m (11' 11" x 9' 7")
Front aspect UPVC double-glazed window, ceiling light, Solid wooden flooring, radiator.

Kitchen/Dining Room

7.48m x 6.18m (24' 6" x 20' 3")
Kitchen/Family Area
Rear aspect UPVC double-glazed French doors, recessed ceiling lights, solid wooden flooring, radiator, kitchen comprises of a modern contemporary kitchen with a range of fitted wall and base units with Granite work surface over, tiled splash back, inset Belfast sink with chrome mixer tap, space for Range styled 5 burner gas cooker, chimney styled extractor hood over, space for American styled fridge freezer, integral dishwasher, kitchen island/breakfast area with wooden work surface over and additional storage space, offering family seating area with range storage cupboards with solid wood work surface over.
Dining Area
Front aspect UPVC double-glazed window, ceiling light, solid wooden flooring, radiator, offering space to accommodate family dining room table.

Utility Room

2.56m x 2.02m (8' 5" x 6' 8")
Rear aspect Composite double-glazed door leading to rear garden, ceiling light, tiles to flooring, fitted with a range of wall and base units, stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer.

Cloakroom

Side aspect UPVC double-glazed obscured window,

First Floor

Stairs & Landing

Two ceiling lights, carpet to flooring, radiator, double doors leading to lounge, doors leading to bedroom one and storage cupboard, stairs leading to second floor.

Lounge

7.47m x 3.81m (24' 6" x 12' 6")
Front & rear aspect UPVC double-glazed windows, side aspect bow window offering a bright and spacious living accommodation, accessed via double-doors two ceiling lights, wall lights, carpet to flooring, two radiators, Media wall incorporating storage.

Bedroom One

4.50m x 2.93m (14' 9" x 9' 7")
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, offering a modern contemporary bedroom with archway leading to dressing area and en-suite.

Dressing Area

Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, offering three double fitted wardrobes, door leading to en-suite.

En-Suite

Rear aspect UPVC double-glazed obscured window, ceiling light, two wall lights, tiles to flooring and walls, chrome heated towel rail, ensuite comprises of a four piece suite comprising of a roll top freestanding bath with freestanding mixer tap shower attachment, enclosed shower cubicle with thermostatic controlled mixer shower, vanity styled unit housing wash hand basin with chrome mixer tap, low level WC.

Second Floor

Stairs & Landing

Front aspect UPVC double-glazed window, recessed ceiling lights, carpet to flooring, doors leading to four bedrooms, shower room and storage cupboard.

Bedroom Two

3.64m x 3.28m (11' 11" x 10' 9")
Side aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, a range of fitted wardrobes and dressing table, double built-in wardrobe, door leading to en-suite.

En-Suite

Rear aspect UPVC double-glazed obscured window, ceiling light, fully tiled walls, vinyl to flooring, radiator, ensuite comprises of a modern fitted three piece white suite, low level WC, shower cubicle??.

Bedroom Three

4.35m x 3.00m (14' 3" x 9' 10")
Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, fitted with a dressing table and double doors leading to bedroom four.

Bedroom Four

3.00m x 3.00m (9' 10" x 9' 10")
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, double doors leading to bedroom three.

Bedroom Five

3.30m x 2.23m (10' 10" x 7' 4")
Front aspect UPVC double-glazed window, ceiling light, laminate to flooring, radiator.

Family Shower Room

Rear aspect UPVC double-glazed obscured window, recessed ceiling lights, fully tiled walls and flooring, chrome heated towel rail, shower room comprises of a modern fitted three piece white suite, low level WC, vanity styled unit housing White Ceramic Countertop Bathroom Basin with chrome mixer tap, double shower cubicle with thermostatic controlled mixer shower.

External

Front

Bound by wrought iron fencing, gated access to front entrance with mature planted borders and laid to lawn.

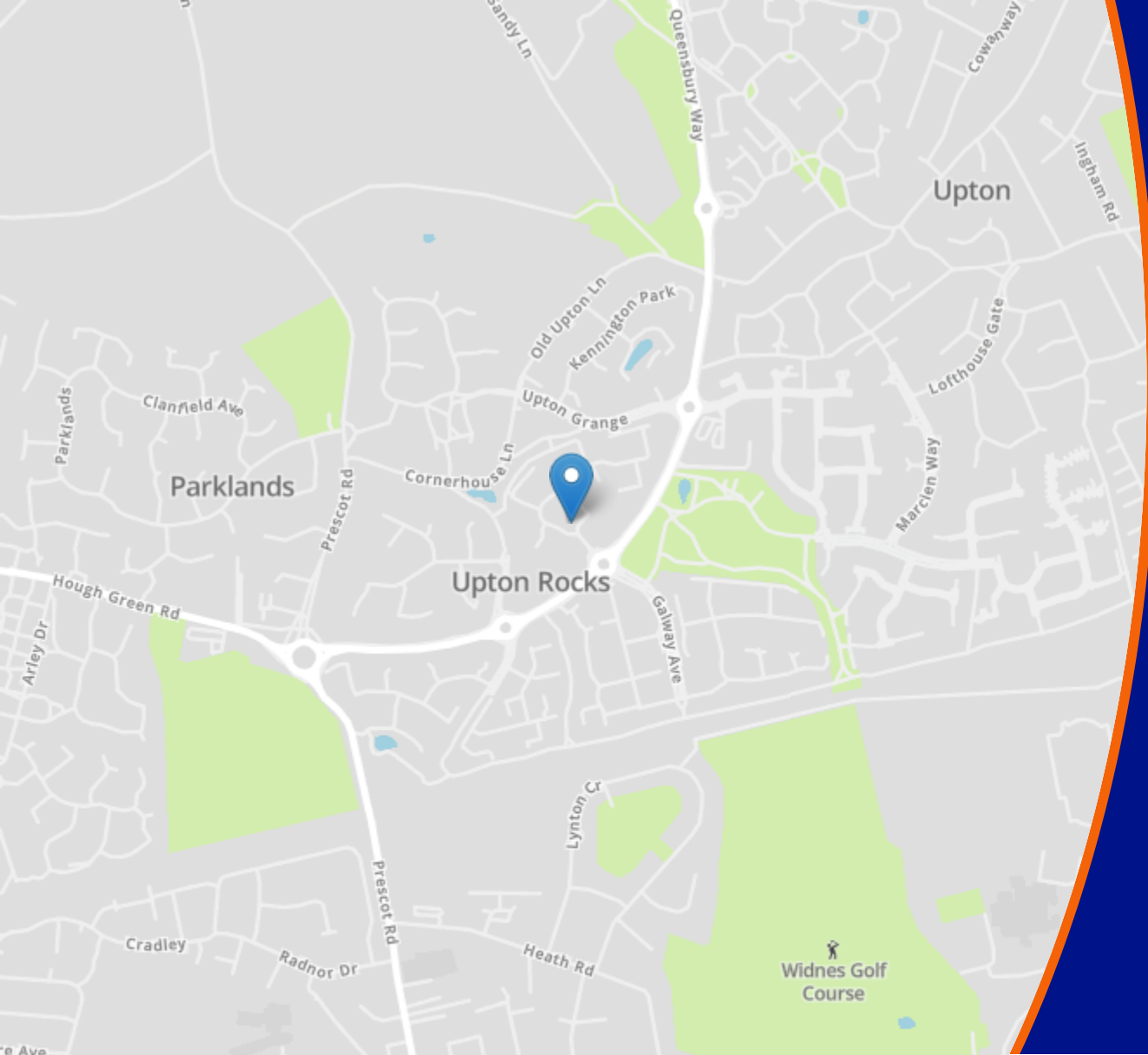
Rear Garden

Accessed via double wooden gates, access to double garage, off road parking laid to tarmac, paved path leading to block paved patio area, laid to lawn with mature planted borders.

Detached Double Garage

Up and over door with mains power and lighting.





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