



# 6 Lea Cross Grove

Widnes, WA8 4FG



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Asking Price £270,000

Offered to market with **NO ONWARD CHAIN**, this **THREE BEDROOM DETACHED BUNGALOW**, located on popular **PARKLANDS** development. Benefitting from **UPVC double-glazing**, **gas central heating**, **integral garage**, **enclosed rear garden**. Close to local amenities, shops, schools, **CRANTON VILLAGE**, major road and railway networks. Viewing by appointment only.





## Ground Floor

### Entrance Hall

Entered via UPVC door, ceiling lights, carpet to flooring, radiator, two storage cupboards, doors leading to lounge, kitchen, all bedrooms, bathroom and utility room.

### Lounge

4.84m x 3.97m (15' 11" x 13' 0")

Dual aspect UPVC double-glazed windows, coved and textured ceiling, ceiling light, dual wall lights, radiator, feature fire surround with matching inset, inset electric pebble effect fire, archway leading to dining area.

### Dining Room

3.21m x 2.77m (10' 6" x 9' 1")

Side aspect UPVC double-glazed window, coved and textured ceiling, ceiling light, carpet to flooring, radiator.

### Kitchen

3.51m x 2.67m (11' 6" x 8' 9")

UPVC double-glazed window, textured ceiling, ceiling light, tiles to flooring, radiator. Kitchen comprises of a range of wall and base units with work surface over, composite 1½ bowl sink and drainer with mixer tap, ceramic gas hob with integral extractor fan, high level electric double oven, spaces for dishwasher, refrigerator and freezer.

### Utility Room

2.35m x 1.44m (7' 9" x 4' 9")

### Bedroom One

4.07m x 3.69m (13' 4" x 12' 1")

UPVC double-glazed window, textured ceiling, ceiling light, carpet to flooring, radiator. Fitted with a range of wardrobes, dressing table and over head storage. Door leading to en-suite.

### En-Suite

Ceiling light, tiles to flooring, radiator. En-suite comprises of a three piece suite, low level WC, pedestal wash hand basin, shower cubicle with wall mounted electric shower.

### Bedroom Two

3.43m x 3.09m (11' 3" x 10' 2")

UPVC double-glazed window, textured ceiling, ceiling light, carpet to flooring, radiator, fitted with a range of wardrobes and over head storage.

### Bedroom Three

3.09m x 2.31m (10' 2" x 7' 7")

Rear aspect UPVC double-glazed French doors leading to rear garden, textured ceiling, ceiling light, laminate to flooring, radiator.

### Bathroom

UPVC double-glazed obscured window, ceiling light, fully tiled walls and flooring, radiator. Bathroom comprises of a three piece suite, low level WC, pedestal wash hand basin with chrome taps, enclosed double shower cubicle with folding doors, wall mounted electric shower.

### External

#### Front Garden

Proving off road parking laid to tarmac, leading to garage, mature planted and shingle borders and shrubs. Gated access leading to rear garden.

#### Rear Garden

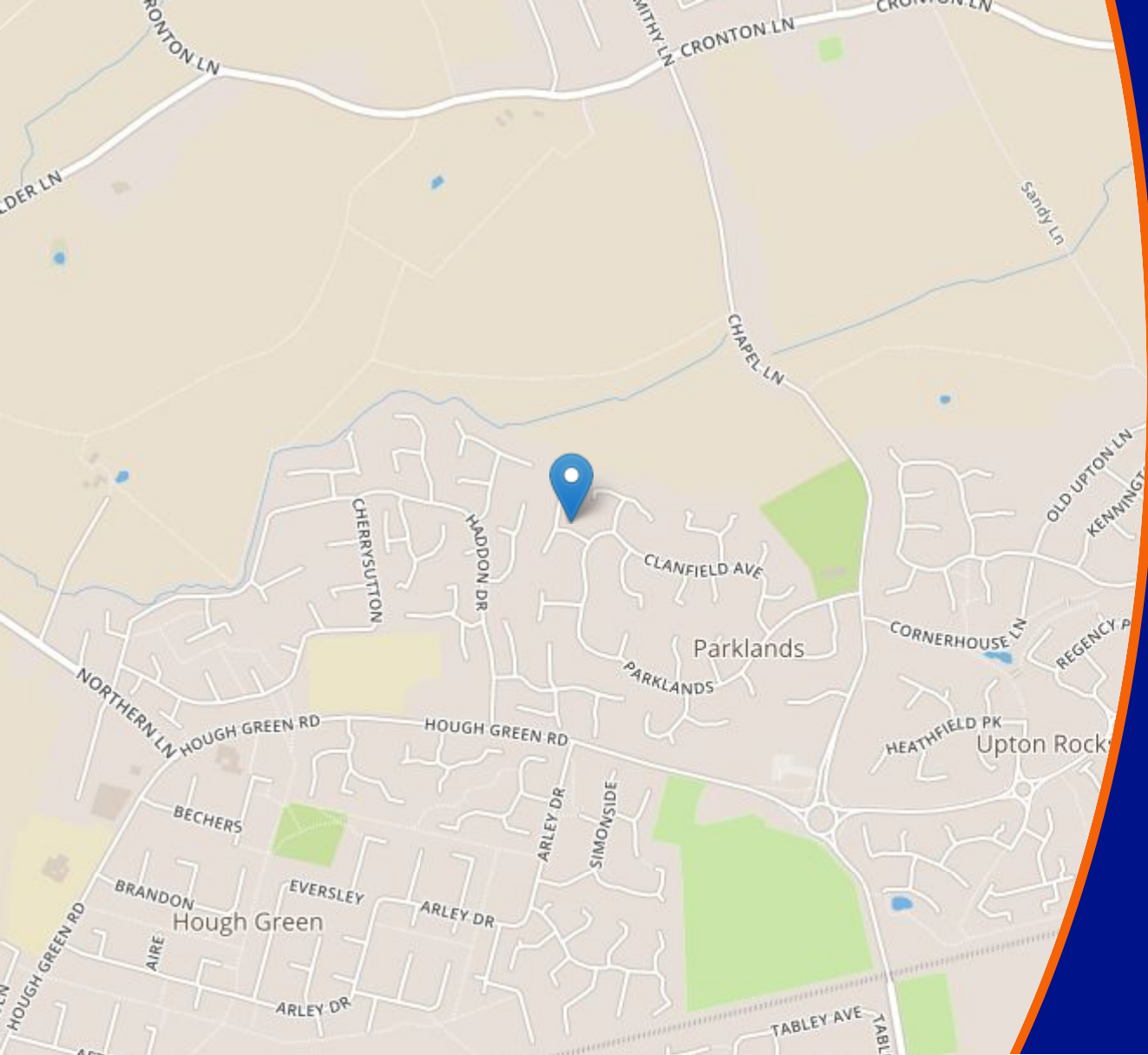
Bound by wood panel fencing, laid to lawn with mature planted borders and shrubs, paved patio area.

#### Integral Garage

Metal up and over door, full mains power and lighting.

AWAITING EPC





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