



64 Arden  
Widnes, WA8 4XN



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# Arden

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Asking Price £120,000

Offered to market this THREE BEDROOM TERRACE HOUSE located in HOUGH GREEN. Close to local amenities such as schools, shops and parks, whilst also being near to Hough Green Railway Station which offers railway lines into surrounding cities. The property benefits from UPVC double-glazing , gas central heating throughout and has both a front and rear garden. NO CHAIN. Viewings recommended.







## Ground Floor

### Entrance Hall

Carpet to floor, UPVC double-glazed window and door, radiator, two ceiling light points and under stairs storage.

### Lounge

3.59m x 3.02m (11' 9" x 9' 11")

Carpet to floor, UPVC double-glazed window to rear, radiator, ceiling light point with electric fire and feature surround.

### Kitchen

2.7m x 2.75m (8' 10" x 9' 0")

Vinyl to floor, UPVC double-glazed window to front, ceiling strip light, radiator, stainless steel sink and mixer tap, a range of wall and base units, space for washer, dryer, cooker and fridge-freezer. Archway through to dining room.

### Dining Room

3.0m x 3.67m (9' 10" x 12' 0")

Carpet to floor, ceiling light point, radiator UPVC double-glazed window and door to rear garden.

### WC

Vinyl to floor, wall mounted wash hand basin, low level WC.



## First Floor

### Stairs and Landing

Carpet to floor, UPVC double-glazed window to front, doors leading to three bedrooms, bathroom and a storage cupboard.

### Bedroom One

2.99m x 3.63m (9' 10" x 11' 11")

Carpet to floor, UPVC double-glazing window to rear, radiator and ceiling light point.

### Bedroom Two

3.63m x 3.01m (11' 11" x 9' 11")

Carpet to floor, UPVC double-glazing window to rear, radiator and ceiling light point.

### Bedroom Three

2.7m x 2.99m (8' 10" x 9' 10")

Carpet to floor, UPVC double-glazed window to the front, ceiling light point and radiator.

### Bathroom

Vinyl to floor, ceiling light point, UPVC double-glazed window to front, walk-in shower cubicle, wall mounted wash hand basin, low level WC, radiator.

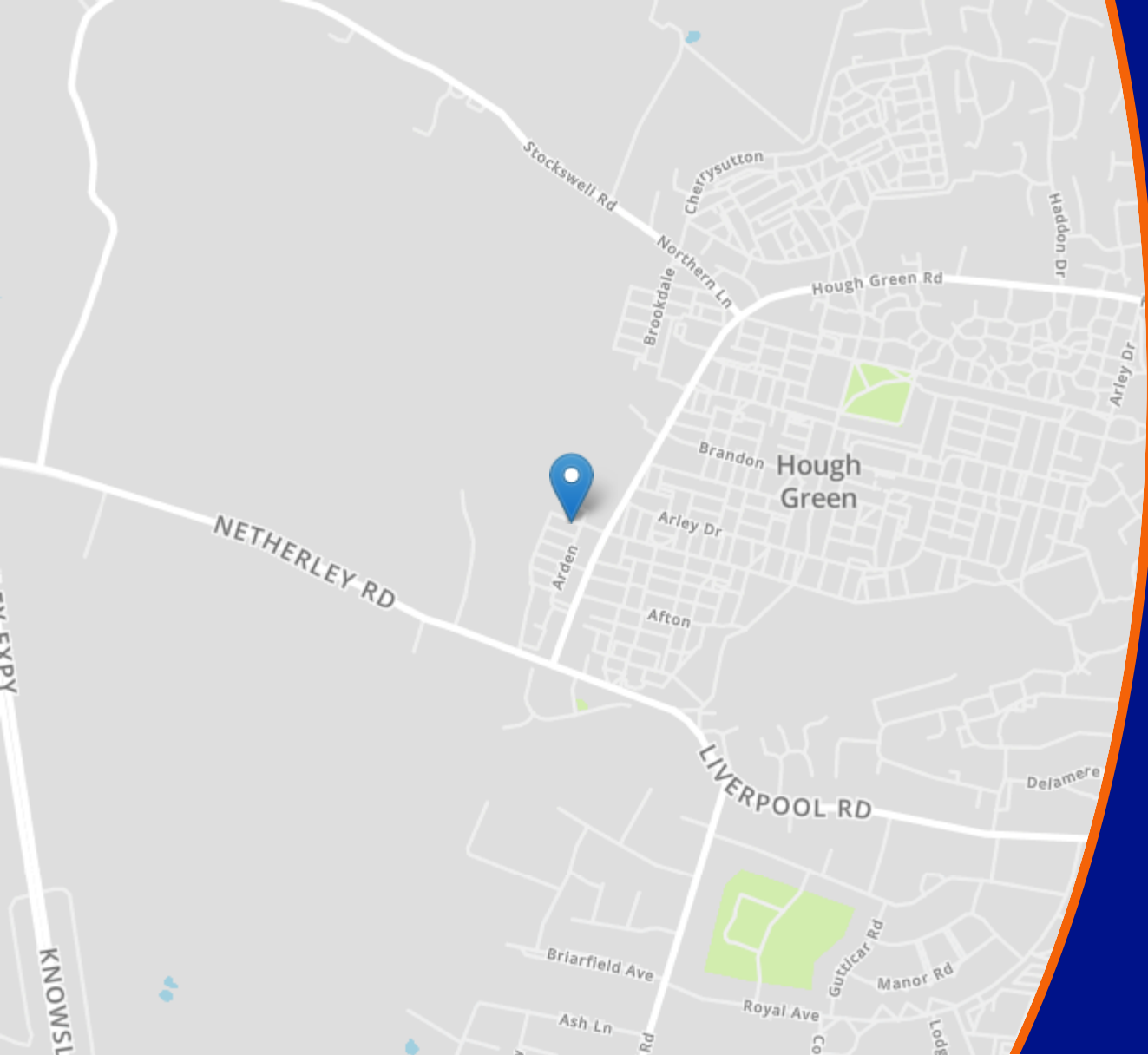
### Externals

#### Front Garden

Bound by brick wall with lawn area.

#### Rear Garden

Bound by wood fencing, brick shed and lawn area.



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