



# 12 Keats Close

Widnes, WA8 7EX



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# Keats Close

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Offers Over £230,000

Offered to market this **THREE BEDROOM SEMI DETACHED FAMILY HOME**, Located on the popular sought after **FOXLEY HEATH DEVELOPMENT**, Benefiting from newly fitted Fairview Energy Saving UPVC double-glazing, gas central heating with **NEWLY** fitted combi boiler, **OFF ROAD PARKING** for two vehicles, **ENCLOSED REAR GARDEN**, Rear extension complete with **UNDER FLOOR HEATING**, newly fitted kitchen, utility room, EPC C rating. Newly fitted consumer unit. Close to local amenities, shops, schools, major road and railway networks, viewing is **HIGHLY** recommended.







## Ground Floor

### Entrance Hall

Entered via newly fitted Composite double glazed door, carpet to floor, ceiling light, radiator, stairs to first floor, door to lounge.

### Lounge

4.60m x 2.82m (15' 1" x 9' 3")

Front aspect UPVC double-glazed window, carpet to floor, ceiling light, coved and textured ceiling, radiator, feature fire surround with tiled inset and hearth, door to kitchen.

### Kitchen / Diner

5.79m x 5.37m (19' 0" x 17' 7")

Rear aspect Bi-fold double-glazed doors - made in Italy with integrated internal blinds - leading to rear garden, remote controlled operated Velux double glazed windows with rain sensor in vaulted ceiling. Tiles to flooring with 2 Zone UNDER FLOOR HEATING, thermostatic controlled, recessed low cost LED ceiling lights,

Kitchen comprises of a modern newly fitted wall and base units with 'Black Star Galaxy' Marble/Granite work surface over, Belfast sink and mixer tap, 'Bosch' high level double oven, 'Bosch' Induction 5 Ring Hob with NEF extractor canopy over, 12 month old American styled fridge/ freezer to be included in sale if required, door to utility room.

### Utility Room

UPVC double glazed obscured window, Tiles to floor with 2 Zone underfloor heating with thermostatic controlled, ceiling light, extractor fan, storage cupboard housing newly fitted combi boiler - portable remote controlled thermostat, Vanity styled unit housing a wash hand basin with chrome mixer taps, low level WC, space and plumbing for washing machine.

## First Floor

### Stairs & Landing

Carpet to floor, ceiling light, UPVC double glazed window, doors to three bedrooms and bathroom.

## Bedroom One

3.94m x 2.46m (12' 11" x 8' 1")

Carpet to floor, ceiling light, coved and textured ceiling, radiator, UPVC double glazed window, range of two built-in wardrobes.

## Bedroom Two

2.80m x 1.95m (9' 2" x 6' 5")

Carpet to floor, ceiling light, radiator, UPVC double glazed window, range of built-in wardrobes.

## Bedroom Three

2.50m x 1.94m (8' 2" x 6' 4")

Carpet to floor, ceiling light, radiator, UPVC double glazed window.

## Bathroom / Wet Room

Vinyl to floor, fully tiled walls, ceiling light, radiator, extractor fan, walk in wet room comprising of a two piece white suite, wall mounted electric shower with shower curtain, wall mounted wash hand basin with chrome taps, low level WC.

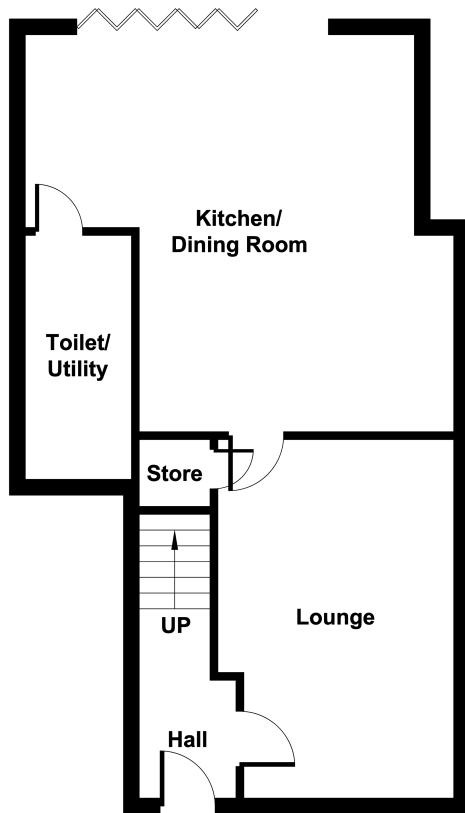
## External

### Front

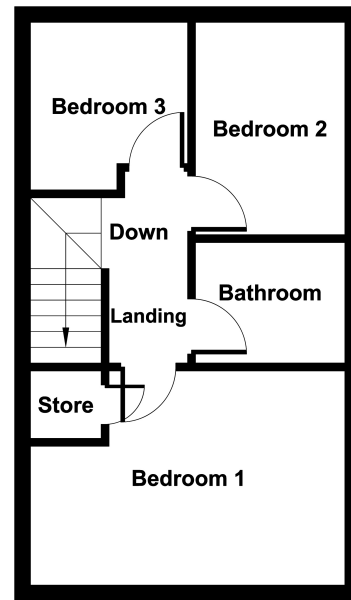
Good sized driveway providing off road parking for two vehicles laid to tarmac, offering an open plan garden laid to lawn with mature planted borders, paved pathway to front door.

### Rear

Bound by wood panel fencing, laid to lawn with mature planted borders and shrubs, garden sheds and storage units included in sale



Ground Floor



First Floor



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