



97 Frederick Street

Widnes, WA8 6PE



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NO ONWARD CHAIN, THREE BEDROOM SEMI DETACHED FAMILY HOME. Although in need of some modernization location is very sought after and property is walking distance to VICTORIA PARK, and TOWN CENTRE AMENITIES, popular Nursery's & Primary schools and WADE DEACON ACADEMY. The property offers SPACIOUS LOUNGE, dining area, kitchen to ground floor. Three bedrooms & Bathroom to 1st Floor. OFF ROAD PARKING, front and rear garden. The property is LEASEHOLD - £5 pa, 999 years from construction. Viewings by APPOINTMENT ONLY.





GROUND FLOOR

Porch

Entered via UPVC door, two UPVC double-glazing windows either side. Laminate to floor and wood door with glass paneling leading to entrance hall.

Entrance Hall

Laminate to floor, UPVC double-glazing window, stairway leading to first floor, ceiling light.

Lounge

6.4m x 3.4m (21' 0" x 11' 2")
UPVC double-glazing window, laminate to floor, one radiator, ceiling light.

Dining Room

2.2m x 2.6m (7' 3" x 8' 6")
Laminate to floor, two wall lights, UPVC double-glazed window, radiator.

Kitchen

3.8m x 2.6m (12' 6" x 8' 6")
Tiles to floor, a range of wood wall and base unit with work surface over, half tiled and half plastered walls, stainless steel sink with chrome mixer tap, and one UPVC double-glazed window.



Storage/Utility Room

5.6m x 1.8m (18' 4" x 5' 11")

FIRST FLOOR

Stairs and Landing

Carpet to floor, doors leading to three bedrooms and bathroom.

Bedroom One

3.2m x 3.1m (10' 6" x 10' 2")
Laminate to floor, UPVC double-glazed window, radiator, ceiling light.

Bedroom Two

2.9m x 3.1m (9' 6" x 10' 2")
Carpet to floor, UPVC double glazed window, radiator, ceiling light.

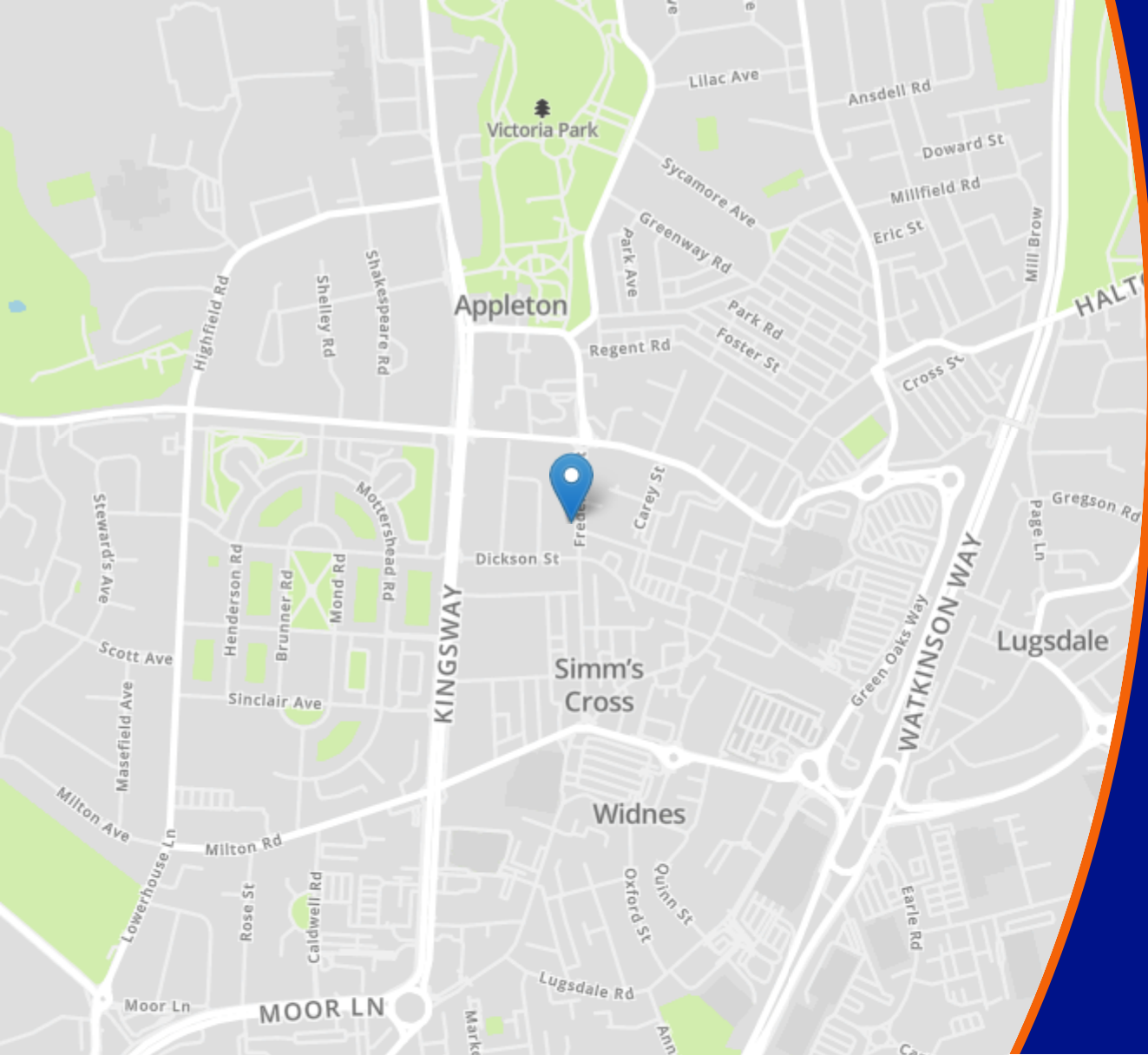
Bedroom Three

2.00m x 2.00m (6' 7" x 6' 7")
Carpet to floor, one UPVC double-glazed window, radiator and ceiling light point.

Bathroom

1.5m x 2.00m (4' 11" x 6' 7")

EXTERNAL



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