

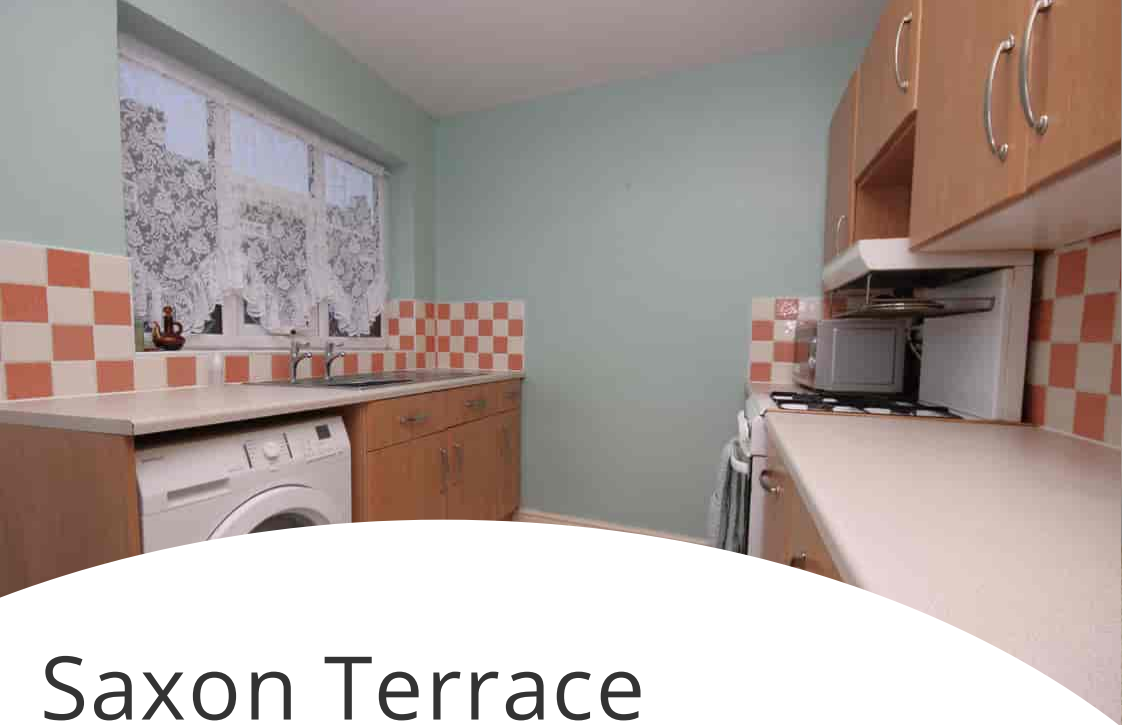


# 1 Saxon Terrace

Widnes, WA8 6JY



0151 424 5100  
info@mylerestates.com



# Saxon Terrace

Widnes, WA8 6JY

ASKINGPRICE £95,000

Offered to market with NO ONWARD CHAIN, this END OF TERRACE PROPERTY, offering CAR PORT, TWO RECEPTION ROOMS, benefitting from UPVC double-glazing, gas central heating, located on WIDNES TOWN CENTRE, close to VICTORIA PARK, major road and railway networks. The property is an ideal opportunity for a FIRST TIME BUYER or as an INVESTMENT. Viewings are by appointment only and viewings are HIGHLY recommended.





## Ground Floor

### Entrance Hall

Entered via UPVC double-glazed door, two ceiling lights, carpet to flooring, radiator. Doors leading to Lounge & sitting room, stairs to first floor.

### Lounge

3.90m x 3.80m (12' 10" x 12' 6")  
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

### Sitting Room

3.90m x 3.80m (12' 10" x 12' 6")  
Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, wall mounted gas fire, door leading to kitchen.

### Kitchen

3.20m x 2.40m (10' 6" x 7' 10")  
UPVC double-glazed window, door leading to courtyard, ceiling light, tiles to flooring, kitchen comprises of a range of wall and base units, work surface over, tiled splashback, stainless steel sink and drainer, space for free standing gas cooker, space and plumbing for a washing machine, space for fridge/freezer, under stairs storage cupboard.

## First Floor

### Stairs & Landing

Ceiling light, carpet to flooring, doors leading to both bedrooms and bathroom.

### Bedroom One

4.70m x 3.40m (15' 5" x 11' 2")  
UPVC double-glazed window, three lights, carpet to flooring, radiator, double built-in wardrobes.

### Bedroom Two

3.90m x 3.20m (12' 10" x 10' 6")  
UPVC double-glazed window, ceiling light, carpet to flooring, radiator, double built-in wardrobes.

### Bathroom

UPVC double-glazed window, ceiling light, vinyl to flooring, radiator, gas wall heater, bathroom comprises of a Five piece suite, low level WC, Bidet, pedestal wash hand basin, panel-enclosed bath with mixer shower over, double shower cubicle with chrome mixer shower.

### External

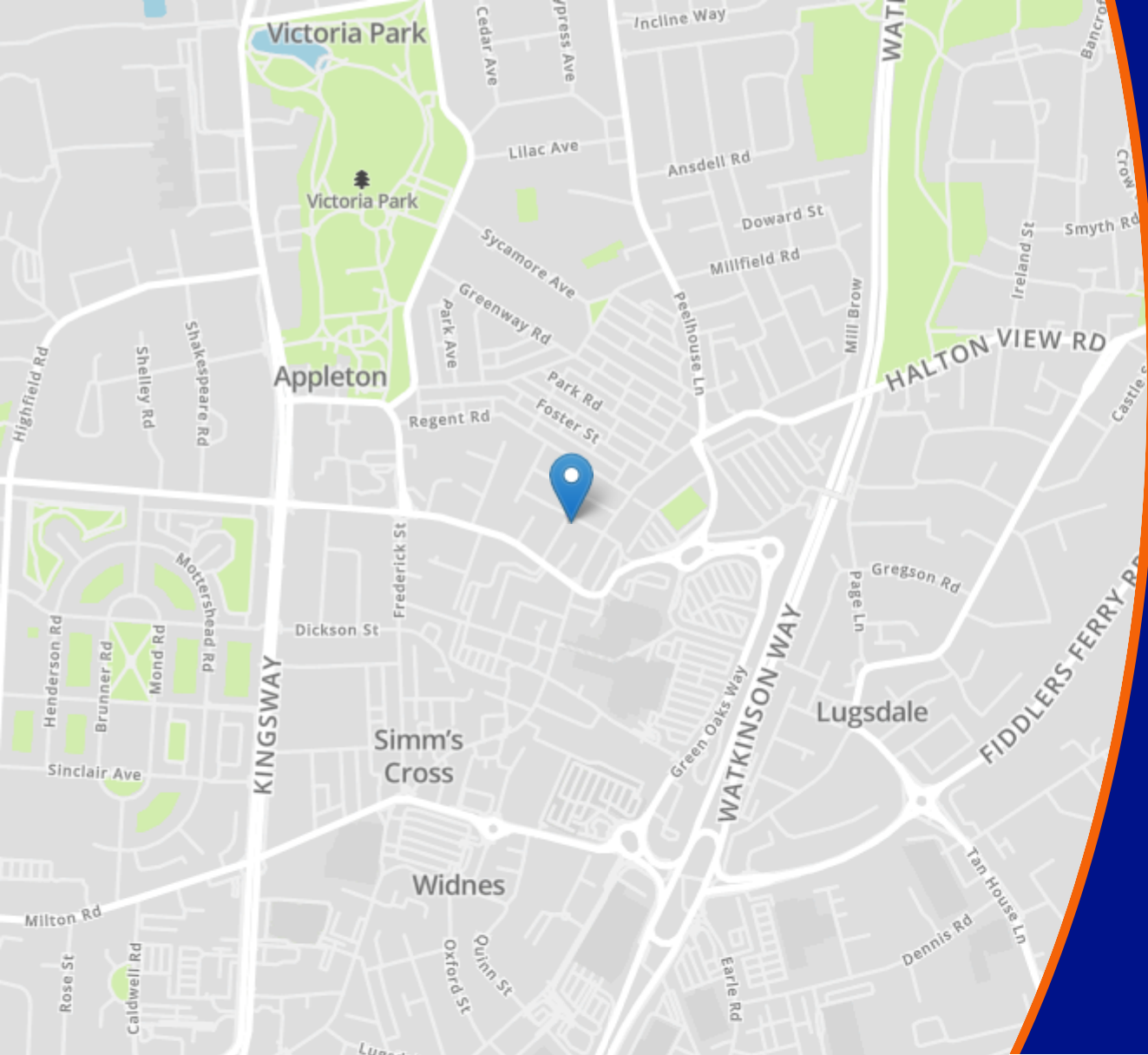
### Courtyard

Bound by brickwalls

### Car Port

Access via metal up and over door.





Myler & Co

77, Albert Road, Widnes, Cheshire, WA8 6JS

0151 424 5100

[info@mylerestates.com](mailto:info@mylerestates.com)