



31 Beaconsfield Crescent
Widnes, WA8 9HP



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Asking Price £385,000

Delighted to offer to the market this **THREE BEDROOM** detached property finished to a **HIGH** and **MODERN** standard throughout. Situated in the ever so popular **FARNWORTH** area within walking distance to amenities and within the **SCHOOL** catchment area. This beautifully presented property benefits from ample living, **OFF ROAD PARKING** and low maintenance gardens making this an **IDEAL FAMILY HOME**. Viewing highly advised to avoid disappointment.





Ground Floor

Storm Porch

Light to ceiling, tiled floor.

Entrance Hall

UPVC Double glazed door and window ,light to ceiling, radiator, doors to lounge, office and kitchen, stairs to first floor, tiled floor.

Lounge

4.27m x 3.77m (14' 0" x 12' 4")

UPVC Double glazed bay window, light to ceiling, radiator, wall mounted electric fire, carpet to floor.

Office

4.42m x 1.87m (14' 6" x 6' 2")

UPVC Double glazed bow window, spot lights to ceiling, radiator, laminate to floor.

Kitchen- Diner

6.78m x 4.76m (22' 3" x 15' 7")

UPVC Double glazed french doors to garden, Velux windows, spot lights to ceiling, tiled floor. Kitchen comprises a range of wall and base units with quartz work surfaces, stainless steel sink and mixer, integral dishwasher, high level stainless steel double oven, induction hob and extractor canopy, integral wine cooler and dishwasher, space for fridge freezer.

Dining Area

Velux window ,spot lights to ceiling, radiator, doors to cloakroom and utility room, archway to family room, tiled floor.

Cloakroom

Lights to ceiling, radiator, wall mounted wash hand basin, low level WC, tiled floor.

Utility Room

Velux window, spot lights to ceiling, radiator, wall and base units, work surface with stainless steel sink and mixer, space for washer and dryer, tiled floor.

Family Room

4.20m x 3.43m (13' 9" x 11' 3")

UPVC Double glazed window, UPVC Double glazed french doors to garden, light to ceiling, radiator, carpet to floor.

First Floor

Stairs and Landing

UPVC Double glazed window, light to ceiling, doors to three bedrooms and bathroom, carpet to floor.

Bedroom One

4.75m x 3.50m (15' 7" x 11' 6")

Front aspect UPVC Double glazed bay window, spot lights to ceiling, radiator, carpet to floor.

Bedroom Two

4.68m x 3.50m (15' 4" x 11' 6")

UPVC Double glazed window, UPVC Double glazed bay window, spot lights to ceiling, carpet to floor.

Bedroom Three

3.38m x 2.29m (11' 1" x 7' 6")

UPVC Double glazed bay window, light to ceiling, radiator, carpet to floor.

Bathroom

UPVC Double glazed window, spot lights to ceiling, heated chrome radiator, free standing bath with wall mounted mixer tap, shower area with chrome mixer shower, wash hand basin and pedestal, low level WC, tiled floor and walls.

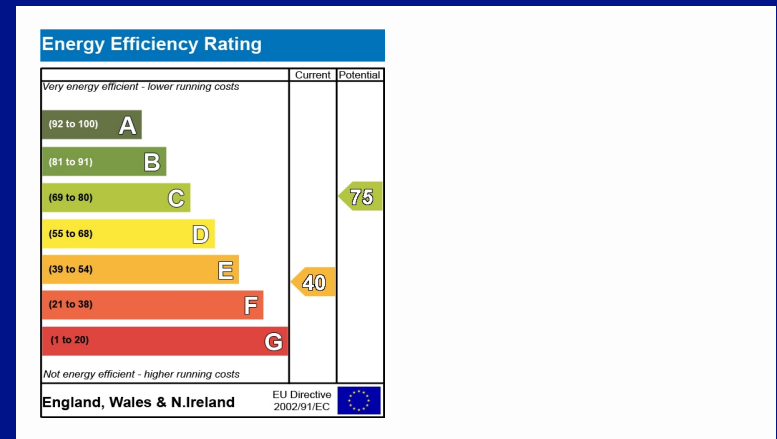
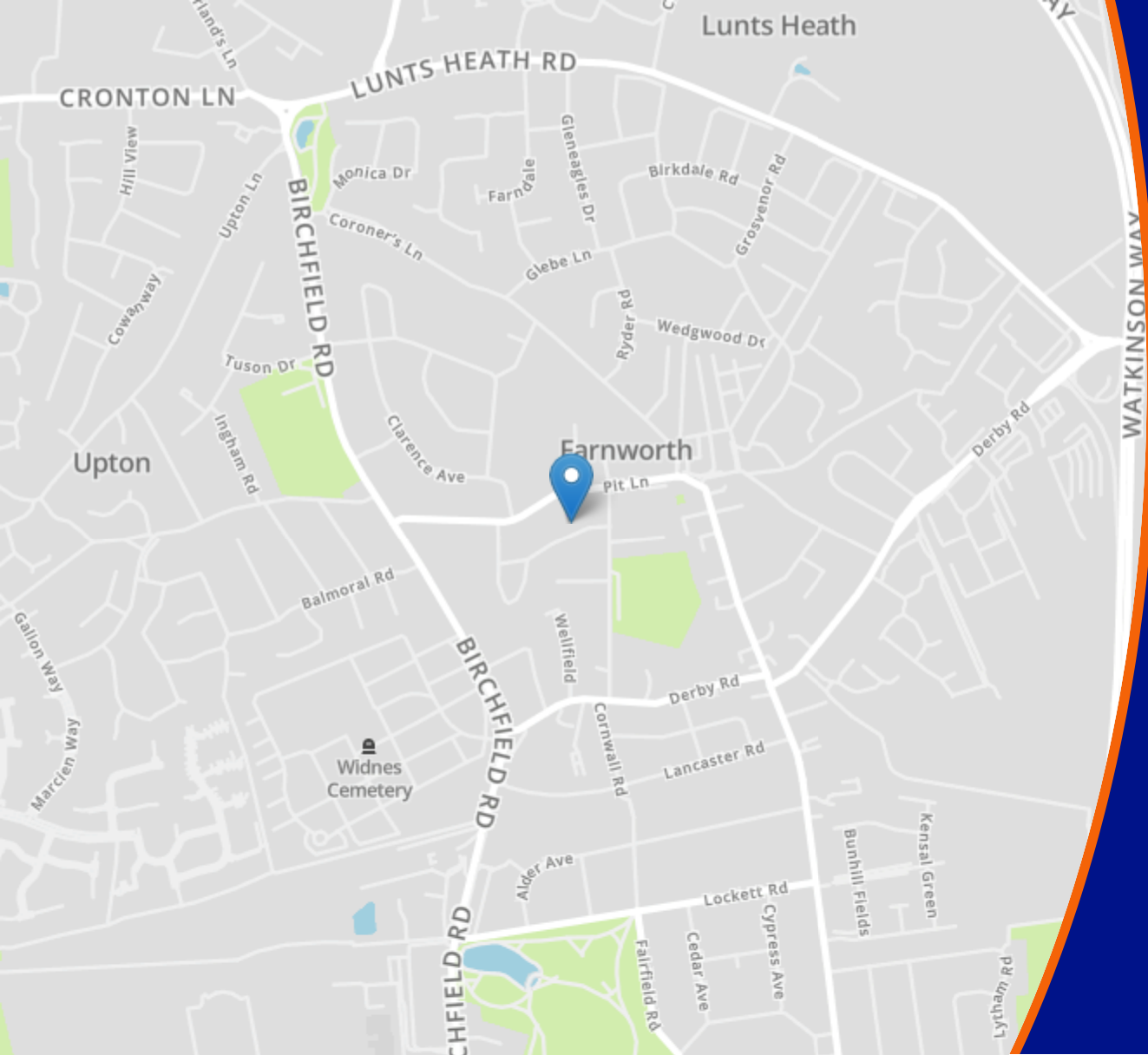
External

Front Garden

Paved driveway allowing off road parking for multiple vehicles, access to rear garden.

Rear Garden

Paved patio allowing seating areas, artificial lawn for low maintenance bounded by wood panel fencing.



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