



6 Highfield Road  
Widnes, WA8 7DT



0151 424 5100  
[info@mylerestates.com](mailto:info@mylerestates.com)



# Highfield Road

Widnes, WA8 7DT

£200,000

Offered to market this THREE BEDROOM SEMI-DETACHED FAMILY HOME, benefitting from UPVC double-glazing, gas central heating, TWO RECEPTION ROOMS, front & large well maintained rear garden. Prime location, close to local amenities, shops, primary schools and ACADEMY'S, walking distance to VICTORIA PARK, close to WIDNES NORTH railway station. Viewing is HIGHLY recommended





#### Ground Floor

##### Porch

Entered via UPVC Double Glazed door, UPVC Window, Vinyl to floor, Ceiling light, Door leading to hall.

##### Entrance Hall

Carpet to floor, Ceiling light, Radiator, Storage Cupboard. Stairs to first floor, Doors to lounge, dining room & Kitchen.

##### Lounge

4.70m x 4.0m (15' 5" x 13' 1")

Carpet to floor, Ceiling light, radiator, Front aspect UPVC double glazed bay window, Coal effect fire in surround.

##### Dining Room / Sitting Room

3.95m x 3.76m (13' 0" x 12' 4")

Carpet to floor, Ceiling light, Radiator, UPVC Double glazed door and window leading to rear garden, Gas Fire.

##### Kitchen

3.12m x 2.31m (10' 3" x 7' 7")

Carpet to floor, 2 Ceiling lights, 2 UPVC Double Glazed windows, Radiator. Kitchen comprises from a range of fitted wall and base units with work surface over. 1 1/2 Stainless steel sink with mixer tap. electric cooker. Plumbing and space for washing machine and fridge freezer. Door to rear hall.

##### Rear Hall

Carpet to floor, UPVC double glazed door leading to rear garden, door to W/C.

#### Downstairs W/C

Vinyl to floor, ceiling light, UPVC obscured double glazed window, low level W/C

#### First Floor

##### Stairs & Landing

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

##### Bedroom One

3.94m x 3.84m (12' 11" x 12' 7")

Rear aspect UPVC double glazed window, carpet to floor, ceiling light, radiator, range of fitted wardrobes.

##### Bedroom Two

3.81m x 3.33m (12' 6" x 10' 11")

Front aspect UPVC double glazed window, carpet to floor, ceiling light, radiator.

##### Bedroom Three

2.92m x 2.74m (9' 7" x 9' 0")

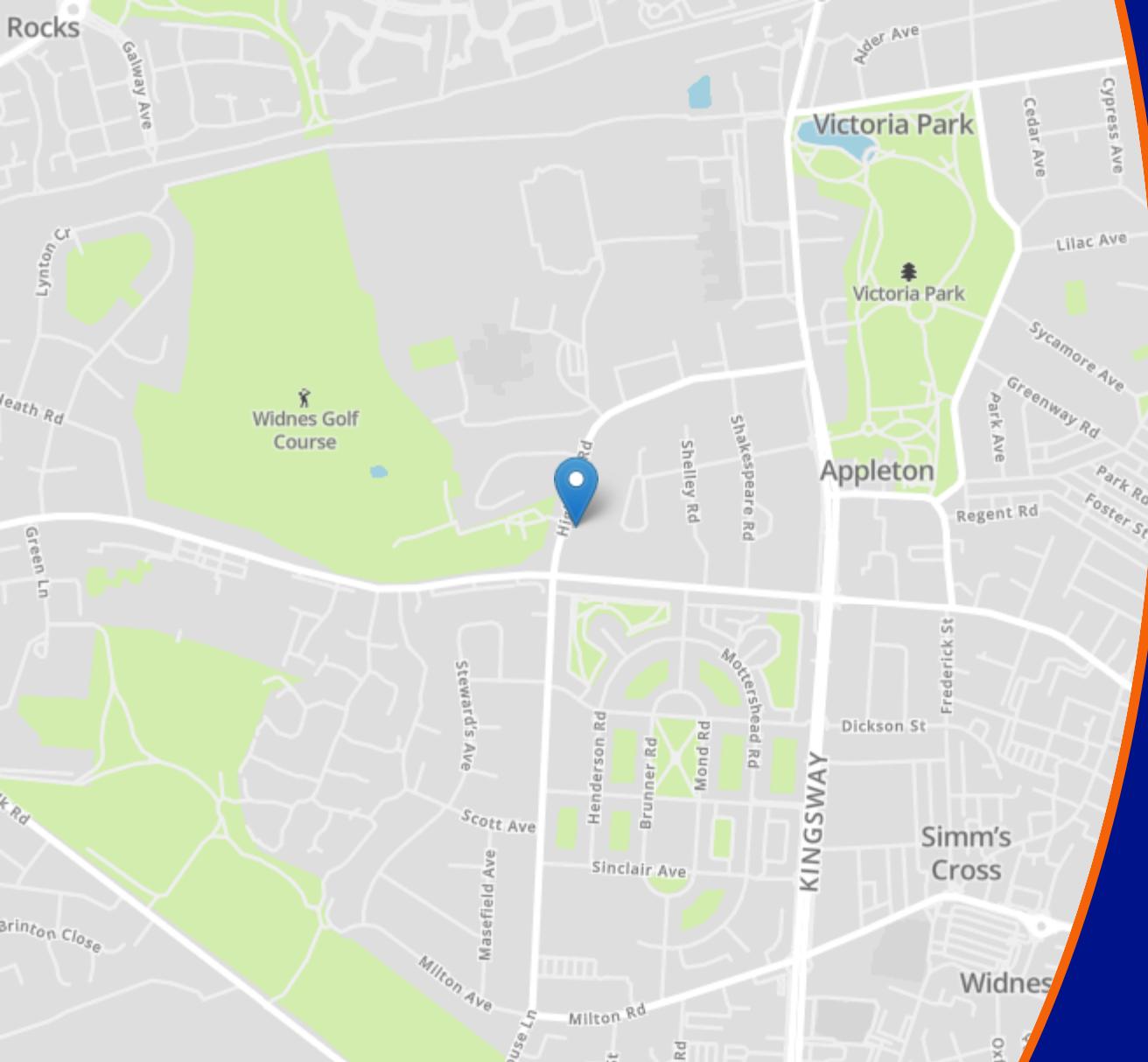
UPVC double glazed window, carpet to floor, ceiling light, radiator.

##### Bathroom

UPVC double glazed obscured window, Ceiling light, Carpet to flooring and radiator.

Bathroom comprises of low level WC, shower cubicle with chrome mixer shower, pedestal hand wash basin .





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100)	A	81
(81 to 91)	B	
(69 to 80)	C	
(55 to 68)	D	63
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Myler & Co  
77, Albert Road, Widnes, Cheshire, WA8 6JS  
0151 424 5100  
info@mylerestates.com