



2 Dock Street
Widnes, WA8 0QX



0151 424 5100
info@mylerestates.com



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PUBLIC NOTICE

Myler & Co Estates are now in receipt of an offer for the sum of £120,750 for 2 Dock Street Widnes WA8 0QX. Anyone wishing to place an offer on this property should contact Myler & Co Estates 77 Albert Road Widnes WA8 6JS 0151 424 5100 before exchange of contracts.



Ground Floor

Entrance Hall

Entered via UPVC double-glazed composite door. Carpet to flooring, Radiator & ceiling light.

Doors leading to Cloakroom, Kitchen / Dining area, Storage Cupboard and Living Room.

Stairs to the first floor.

Cloakroom

Front aspect UPVC obscured window, Ceiling light, radiator and Vinyl tiles to flooring.

Wall mounted wash hand basin and low level WC.

Lounge

4.34m x 2.91m (14' 3" x 9' 7")

Front aspect UPVC double-glazed window, rear aspect UPVC double glazed patio doors leading to rear garden.

Ceiling light, carpet to flooring and two radiators.

Kitchen/Dining Area

4.62m x 3.96m (15' 2" x 13' 0")

Front aspect UPVC double glazed windows. Vinyl to flooring, two ceiling lights and radiator. Composite Double Glazed door to enclosed rear garden.

Kitchen comprises from a range of fitted wall and base units with work surface over. Stainless steel sink with mixer tap. Integral electric over with gas hob and extractor fan.

Plumbing and space for washing machine and full height fridge freezer.

First Floor

Stairs & Landing

Carpet to flooring, ceiling light and UPVC double glazed window, Doors leading to all three bedrooms ,Bathroom and Storage Cupboard.



Bedroom One

5.07m x 4.31m (16' 8" x 14' 2")

Carpet to flooring, Ceiling light with fan, two UPVC double glazed windows and radiator.

Bedroom Two

2.93m x 2.10m (9' 7" x 6' 11")

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

Bedroom Three

2.95m x 2.13m (9' 8" x 7' 0")

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

Bathroom

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

Bathroom comprises of a three piece suite, low level WC, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin and part tiled walls.

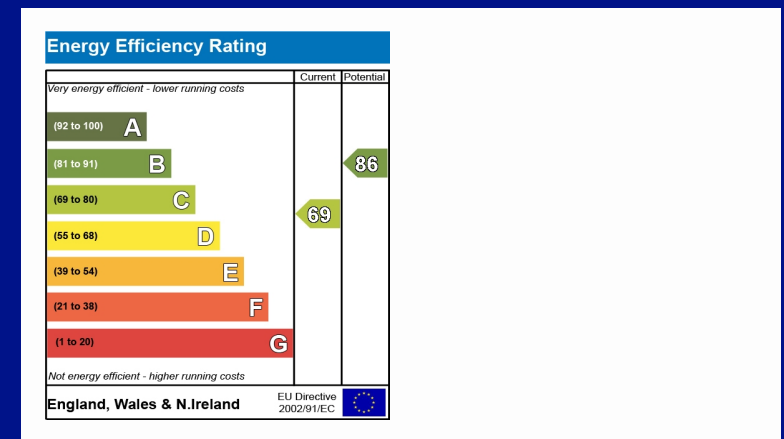
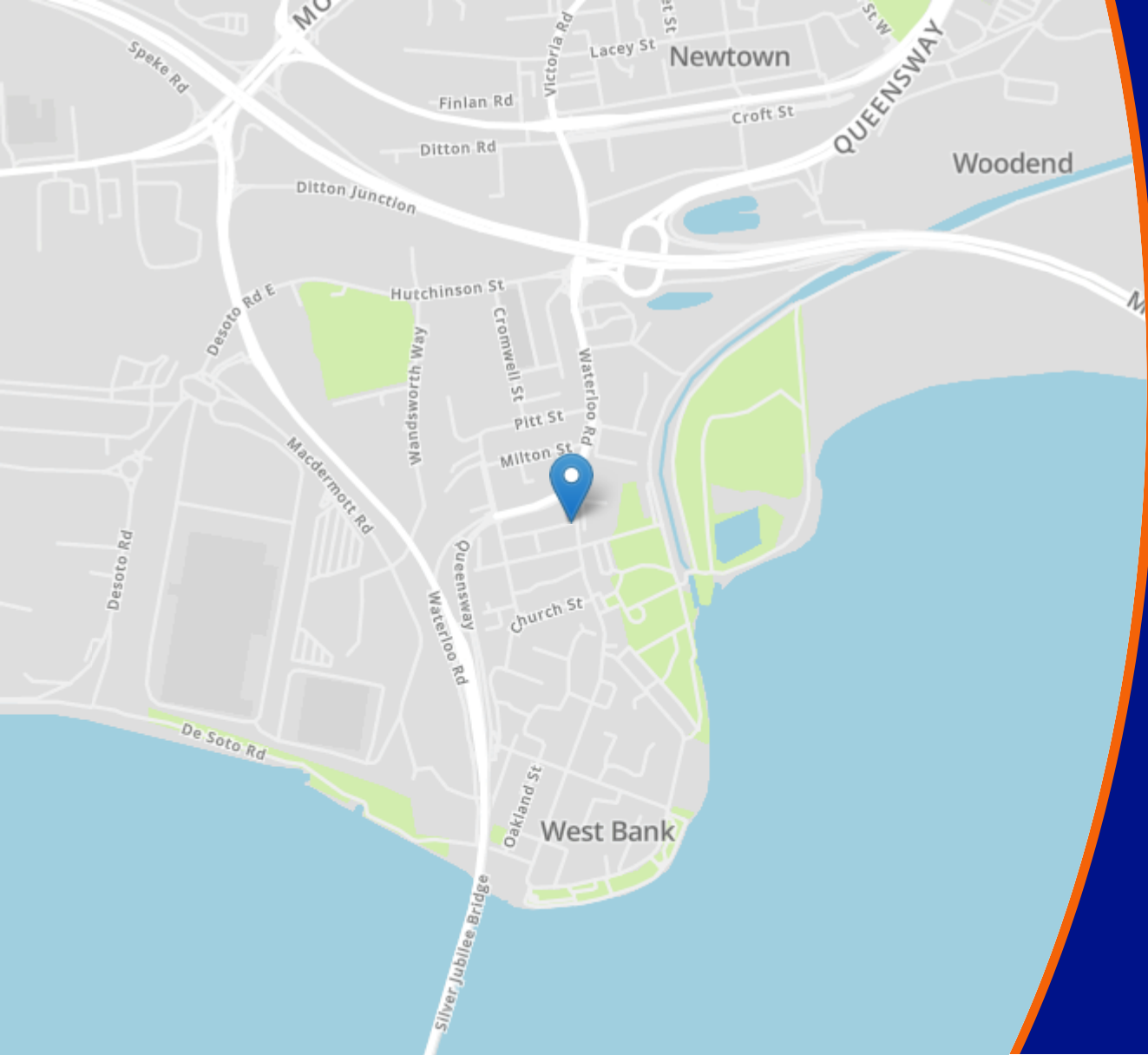
External

Front

Paved path leading to front entrance, driveway for two cars and access to rear garden.

Rear Garden

Bound by wood panel fencing, laid to lawn, paved path leading to side gate with access to off road parking.



Myler & Co
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