



**FOR SALE**  
MYLER & Co.  
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421 Cronton Road  
Widnes, WA8 5QG



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# Cronton Road

Widnes, WA8 5QG

ASKING PRICE £230,000

DELIGHTED to offer to the market this TWO BEDROOM semi-detached property situated in the ever so popular Cronton Village area. Close to local amenities, SCHOOL CATCHMENTS and great transport networks. High and MODERN decor throughout, UNDERFLOOR HEATING, en-suite to master and added luxury of power outhouse to rear. This would make an IDEAL FAMILY HOME, viewings highly recommended.





## Ground Floor

### Entrance

UPVC Double glazed door, light to ceiling, radiator, door to lounge.

### Lounge

8m x 4.11m (26' 3" x 13' 6")  
Front aspect UPVC Double glazed window, Velux skylight, spot lights to ceiling, open fireplace with log burner, radiator, underfloor heating, archway to dining room, tiled flooring.

### Dining Room

Rear aspect UPVC double glazed french doors, spot lights to ceiling, under floor heating, tiled floor, archway to kitchen, stairs to first floor.

### Kitchen

3.31m x 2.41m (10' 10" x 7' 11")  
Side aspect UPVC double glazed window, spot lights to ceiling, tiled floor. Kitchen comprises a range of wall and base units with granite worksurfaces, stainless steel sink and mixer, integral fridge freezer, space for oven.

## First Floor

### Stairs and Landing

Recessed stair lights, UPVC side aspect UPVC double glazed window, spot lights to ceiling, radiator, laminate to floor, doors to two bedrooms, bathroom, access to loft.

### Bedroom One

3.61m x 3.45m (11' 10" x 11' 4")  
Front aspect UPVC double glazed window, light to ceiling, radiator, fitted wardrobes, en-suite, laminate to floor.

### En-suite

Light to ceiling, partly tiled walls, tiled floor, radiator, vanity style sink with mixer taps, shower in shower cubicle.

### Bedroom Two

3.11m x 2.2m (10' 2" x 7' 3")  
UPVC double glazed window, spot lights to ceiling, built in wardrobes, laminate to floor.

### Bathroom

Rear aspect UPVC double glazed window, partly tiled wall, tiled floor, corner bath with feature lights, wash hand basin and pedestal, low level WC.

### Loft Room

Velux window, spot lights to ceiling, radiator, built in draws, laminate to floor.

## External

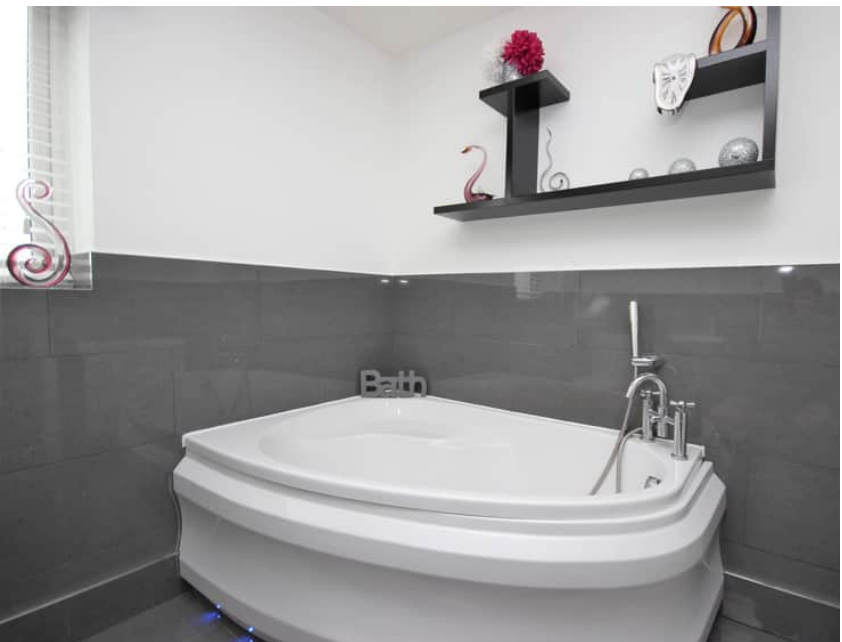
### Front Garden

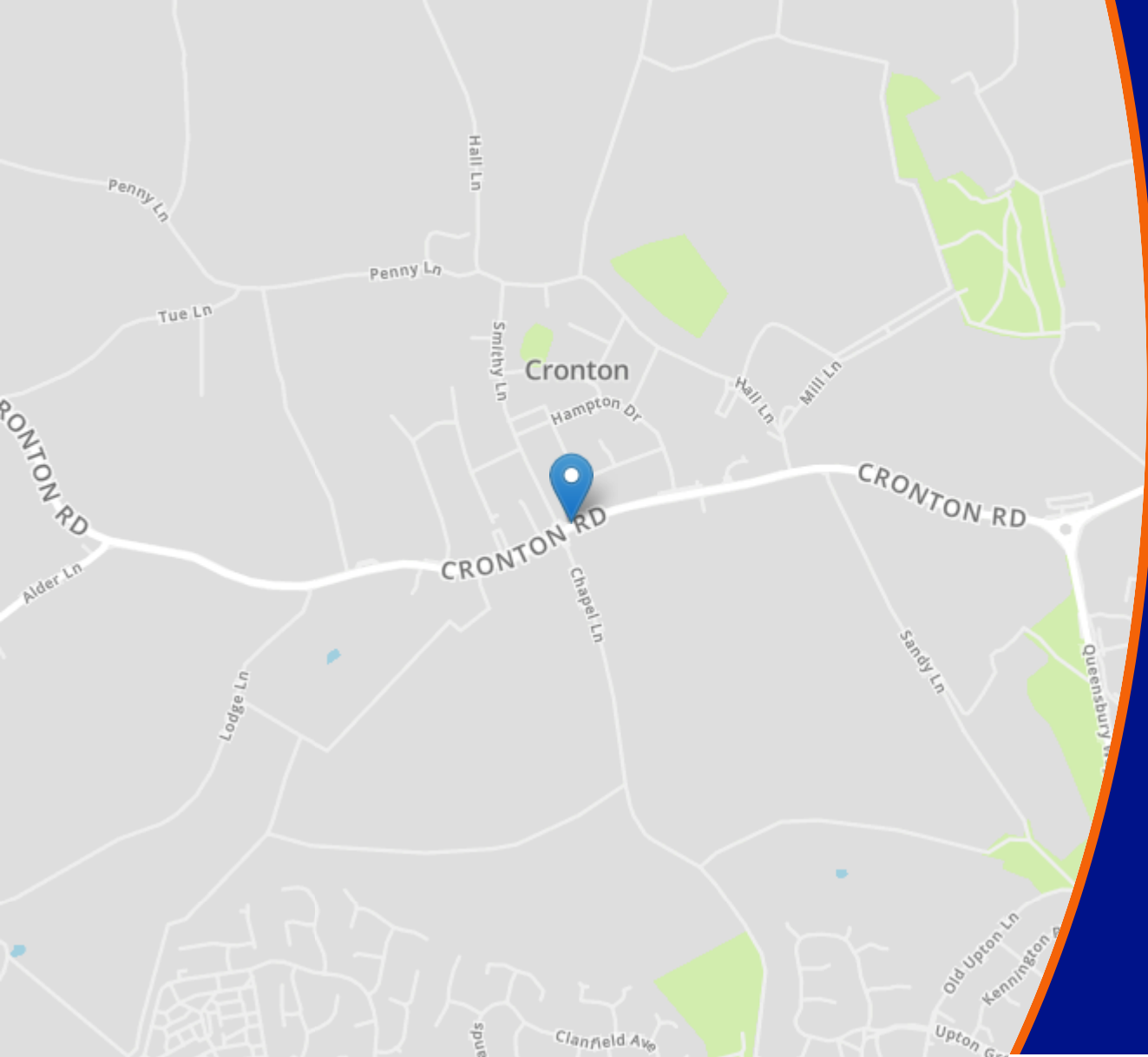
Paved patio allowing access to front entrance, low maintenance planted borders, artificial grass, bounded by brick built wall and metal gate.

### Rear Garden

Outbuilding with power.

AWAITING EPC





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