



22 Burmarsh Lane
Widnes, WA8 8WF



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ASKING PRICE £155,000

We are delighted to offer new to the market this **WELL PRESENTED THREE BEDROOM END TOWN HOUSE**, situated in a quiet cul-de-sac and located in popular residential area of **HALE BANK** Widnes. Benefiting from **UPVC double glazing & gas central heating**, **DOWNSTAIRS CLOAKROOM**, **EN-SUITE** to master bedroom, **ENCLOSED REAR GARDEN**. Close to local amenities and with good access to **ROAD & RAILWAY NETWORKS** also **Mersey Gateway Bridge** accessible within 10 minutes drive. Early viewings are highly recommended!





Ground Floor

Entrance Porch

entered via composite door, ceiling light, vinyl to flooring, radiator, doors leading to cloakroom and lounge.

Cloakroom

Front aspect UPVC double-glazed window, ceiling light, vinyl to flooring, radiator, comprising of a two piece suite, low level WC, pedestal wash hand basin.

Lounge

5.40m x 4.60m (17' 9" x 15' 1")
 Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, two radiators, stairs leading to first floor, door leading to kitchen, feature fire surround with matching inset and hearth, inset coal effect electric fire.

Kitchen/Dining Room

4.56m x 2.74m (15' 0" x 9' 0")
 Rear aspect UPVC double-glazed window, UPVC double-glazed French door leading to rear garden, ceiling light, vinyl to flooring, radiator, under stairs storage cupboard, kitchen comprises of a range of wall and base units with work surface over, tiled splashback, stainless steel sink and drainer, stainless steel gas hob with extractor fan over, electric oven, space and plumbing for a washing machine, space for full-height fridge/freezer.

First Floor

Stairs & Landing

Side aspect UPVC double-glazed window, ceiling light, carpet to flooring, loft access hatch, doors leading to all three bedrooms, bathroom and storage cupboard.

Bedroom One

4.20m x 2.60m (13' 9" x 8' 6")
 Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, overhead storage, door leading to en-suite.

Ensuite

Ceiling light, tiles to flooring, fully tiled walls, radiator, comprising of a three piece suite, low level WC, vanity styled unit housing wash hand basin, enclosed shower cubicle.

Bedroom Two

2.60m x 3.10m (8' 6" x 10' 2")
 Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Three

2.64m x 1.94m (8' 8" x 6' 4")
 UPVC double-glazed window, ceiling light, carpet to flooring, radiator

Bathroom

Rear aspect UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator, bathroom comprises of a three piece suite low level WC, vanity styled unit housing wash hand basin, panel enclosed bath with thermostatic controlled mixer shower, shower screen, part tiled walls.

External

Front

Offering an open plan garden with path leading to front entrance, off road parking and gated access to rear of the property, laid to lawn.

Rear

Bound by wood panel fencing, paved patio area, laid to lawn shed gated access to front.



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