



4 Northumberland Road  
Widnes, WA8 5EB



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



# Northumberland Road

Widnes, WA8 5EB

Asking Price OFFERS OVER £400,000

**DELIGHTED** to offer this **FOUR BEDROOM** detached **LUXURY HOME**. Situated in the highly desired Norlands Green development in the North of Widnes. **WELL PRESENTED** throughout and finished to a high modern standard this **TAYLOR WIMPEY** build offers **OFF ROAD PARKING**, en-suite to master bedroom and double detached garage. Close to local amenities, **PRIMARY** schools and **IDEAL** transport networks making this an **IDEAL FAMILY HOME**. Viewings are highly advised.





#### Ground Floor

##### Entrance Hall

Composite double glazed door, light to ceiling, radiator, stairs to first floor, door to cloakroom, lounge, diner and kitchen, carpet to floor.

##### Lounge

4.7m x 3.90m (15' 5" x 12' 10")  
UPVC Double glazed french doors, light to ceiling, radiator, coal effect electric fire in surround, carpet to floor.

##### Cloakroom

Spot lights to ceiling, heated chrome towel rail, wash hand basin and pedestal, low level WC, tiled floor.

##### Dining Room

3.67m x 2.65m (12' 0" x 8' 8")  
UPVC Double glazed window, light to ceiling, radiator, carpet to floor.

##### Kitchen

4.77m x 3.33m (15' 8" x 10' 11")  
UPVC Double glazed window, spot lights to ceiling, radiator, french doors to family room, tiled flooring. Kitchen comprises a range of wall and base units, 1 1/2 bowl stainless steel sink and mixer, stainless steel double oven, gas hob and extractor canopy, integral dishwasher, space for washer and fridge freezer.

##### Family Room

3.91m x 3.25m (12' 10" x 10' 8")  
UPVC Double glazed french doors to garden, light to ceiling, radiator, carpet to floor.

#### First Floor

##### Stairs and Landing

Light to ceiling, carpet to floor, doors to four bedrooms and bathroom.

##### Bedroom One

4.93m x 4.67m (16' 2" x 15' 4")  
Two UPVC Double glazed windows, two lights to ceiling, radiator, door to en-suite, carpet to floor.

##### En-suite

Lights to ceiling, heated chrome towel rail, tiled floor and walls, double shower chrome mixer, wash hand basin and pedestal, low level WC.

##### Bedroom Two

4.7m x 3.37m (15' 5" x 11' 1")  
UPVC Double glazed window, light to ceiling, radiator, carpet to floor.

##### Bedroom Three

4.03m x 3.33m (13' 3" x 10' 11")  
UPVC Double glazed window, light to ceiling, radiator, range of fitted wardrobes, carpet to floor.

##### Bedroom Four

3.82m x 2.54m (12' 6" x 8' 4")  
UPVC Double glazed window, light to ceiling, radiator, carpet to floor.

##### Bathroom

UPVC Double glazed window, spot lights to ceiling, heated chrome towel rail, bath with shower screen and chrome mixer, wash hand basin and pedestal, low level WC, tiled floor and walls.

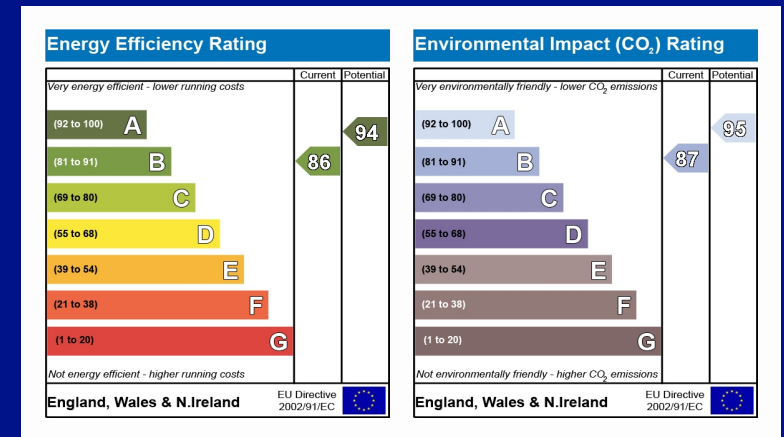
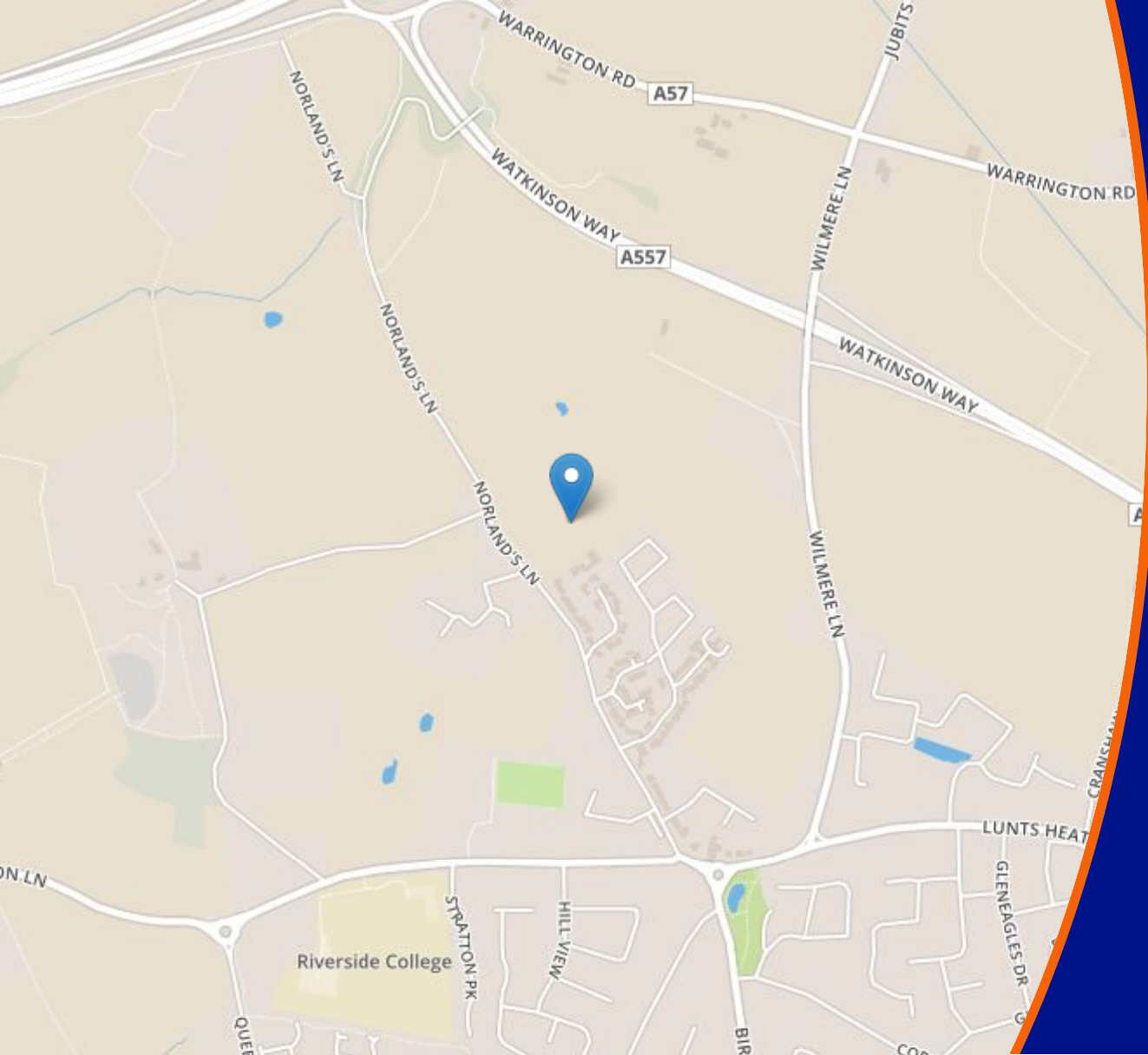
#### External

##### Front Garden

Paved patio allowing off road parking, low maintenance lawn area with planted shrub borders, access to detached double garage.

##### Rear Garden

Paved patio area allowing seating, low maintenance lawn, planted shrub borders.



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