



3 Flander Close  
Widnes, WA8 4GD



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# Flander Close

Widnes, WA8 4GD

Asking Price £240,000

PLEASE CONTACT OUR OFFICE TO RESERVE YOUR VIEWING!

We are delighted to offer for sale this THREE/FOUR BEDROOM SEMI DETACHED EXTENDED FAMILY HOME, which occupies a cul-de-sac position in the popular area of Hough Green. Close to local amenities, shops, schools, HOUGH GREEN RAILWAY station and major road networks. The property has the added benefits of gas central heating, UPVC double glazing, enclosed rear garden, property has tenant coming to the end of a tenancy, photographs advertised are prior to existing tenancy and may vary, because of this we would HIGHLY recommend a viewing. The property would make an ideal family home and is being sold with NO ONWARD CHAIN





## Ground Floor

### Entrance Hall

UPVC double-glazed door and window, laminate Floor, ceiling light, radiator, doors to cloakroom and lounge.

### Cloakroom

Laminate floor, ceiling light, radiator, wall mounted wash hand basin, low level WC.

### Lounge

4.67m x 3.57m (15' 4" x 11' 9")

UPVC double-glazed window, ceiling light, Laminate to flooring, radiator, under stairs storage cupboard, pebble effect stainless steel electric fire in feature surround, door to kitchen, stairs leading to first floor.

### Kitchen/Dining Room

6.54m x 4.63m (21' 5" x 15' 2")

#### Kitchen

UPVC double-glazed window, door leading to fourth bedroom, two ceiling lights, laminate to flooring, radiator.

Fitted kitchen comprises of a Range of wall and base units with QUARTZ work surface over incorporating a breakfast bar, 1½ bowl stainless steel sink and mixer tap, stainless steel oven, INDUCTION hob and extractor canopy, integral microwave and fridge/freezer, plumbing and space for washing machine.

#### Dining Area

UPVC double-glazed French doors leading to garden, Velux window, recessed ceiling lights, laminate to flooring.



## Bedroom Four/Family Room

7.40m x 1.92m (24' 3" x 6' 4")

Two UPVC double-glazed window, recessed ceiling lights, laminate to flooring, radiator.

## First Floor

### Stairs & Landing

Carpet, ceiling light, storage cupboard, doors to three bedrooms and bathroom.

### Bedroom 1

4.07m x 3.00m (13' 4" x 9' 10")

Two UPVC double-glazed windows, ceiling light, carpet to flooring, radiator, double built in wardrobe.

### Bedroom 2

2.64m x 2.39m (8' 8" x 7' 10")

UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

### Bedroom 3

2.69m x 1.90m (8' 10" x 6' 3")

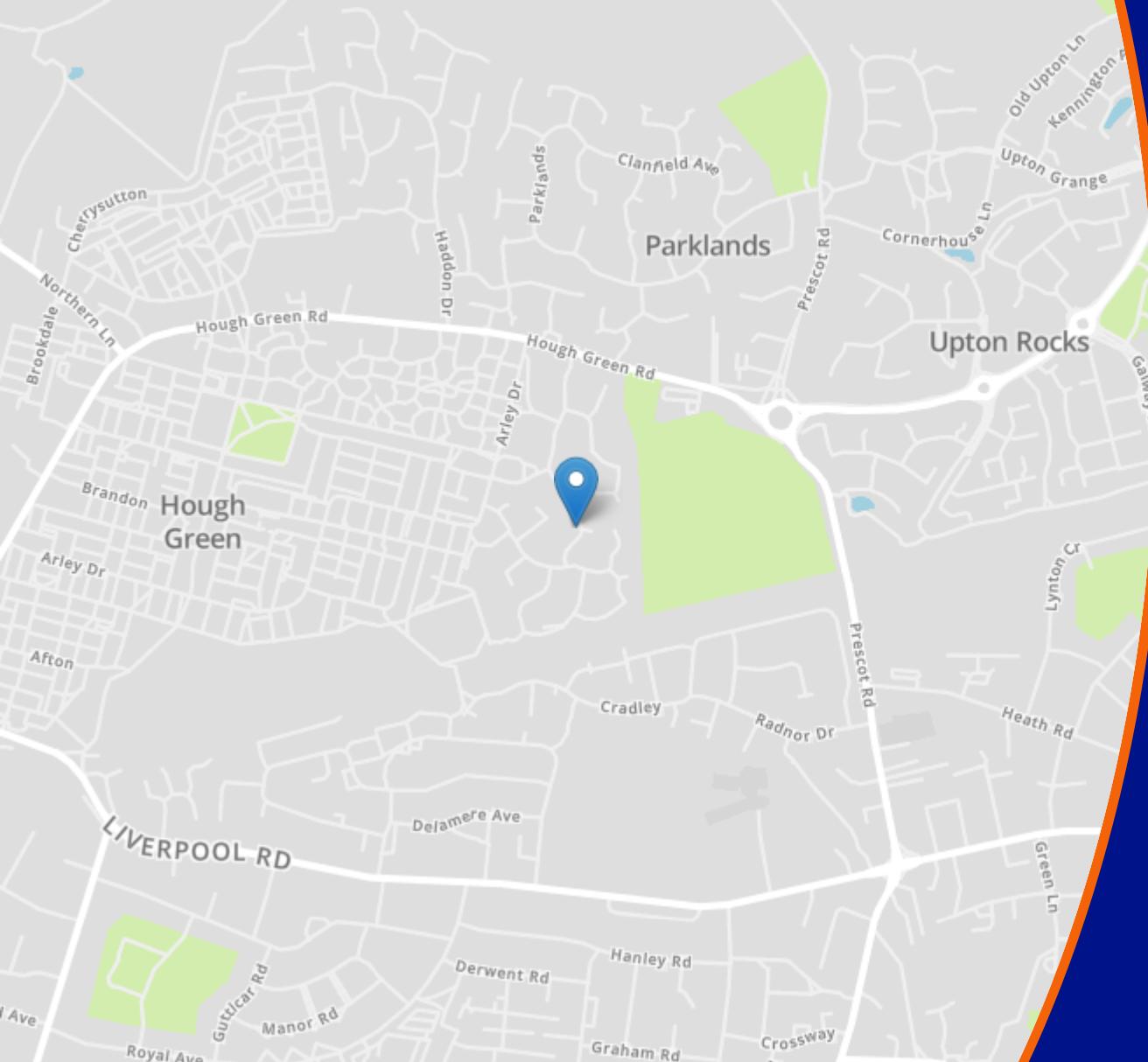
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

### Bathroom

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, heated chrome towel rail, tiled walls, panel-enclosed bath with shower mixer tap, wash hand basin and pedestal, low level WC.

### External

### Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100)	A	
(81 to 91)	B	
(69 to 80)	C	
(55 to 68)	D	
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
England, Wales & N.Ireland	56	83
EU Directive 2002/91/EC		

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