



35 Leigh Avenue  
Widnes, WA8 6PD



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# Leigh Avenue

Widnes, WA8 6PD

Offered to market this THREE BEDROOM SEMI-DETACHED FAMILY HOME, the property within walking distance to WIDNES TOWN CENTRE and VICTORIA PARK. Situated in a sought after area this property is close to transport links, local primary schools and in the catchment area for WADE DEACON ACADEMY. Benefiting from OFF ROAD PARKING, enclosed rear garden, UPVC Double glazing and Gas central heating. Viewing HIGHLY recommended.





#### Ground Floor

##### Entrance Hall

UPVC Double glazed window and door, light to ceiling, tiles to flooring, radiator, stairs to first floor, doors to lounge and kitchen.

##### Lounge-Dining Room

6.40m x 3.55m (21' 0" x 11' 8")

Front & rear aspect UPVC Double glazed windows, two ceiling lights, decorative coving to ceiling and decorative picture rail, radiator, laminate to flooring, door to kitchen.

##### Kitchen

3.68m x 2.74m (12' 1" x 9' 0")

Rear aspect UPVC Double glazed window and door to garden, light to ceiling, storage cupboard, tiled floor. Kitchen comprises wall and base units, work surface over, tiles splashback, stainless steel sink and mixer taps, stainless steel oven, gas hob with chimney styled extractor fan above, space for fridge freezer, space and plumbing for a washing machine.

#### First Floor

##### Stairs and Landing

UPVC Double glazed window, light to ceiling, carpet to flooring, doors to three bedrooms and bathroom.

##### Bedroom One

3.37m x 2.98m (11' 1" x 9' 9")

Front aspect UPVC Double glazed window, ceiling light, decorative picture rail, laminate to flooring, radiator.



#### Bedroom Two

3.37m x 3.33m (11' 1" x 10' 11")

Rear aspect UPVC Double glazed window, ceiling light, decorative picture rail, laminate to flooring, radiator.

#### Bedroom Three

2.06m x 2.05m (6' 9" x 6' 9")

Front aspect UPVC Double glazed window, ceiling light, laminate to flooring, radiator.

#### Bathroom

UPVC Double glazed obscured window, ceiling light, chrome heated towel rail, vinyl to floor. Bathroom comprises of a three piece suite, panel enclosed bath with chrome thermostatic controlled mixer shower over, pedestal wash hand basin, low level WC.

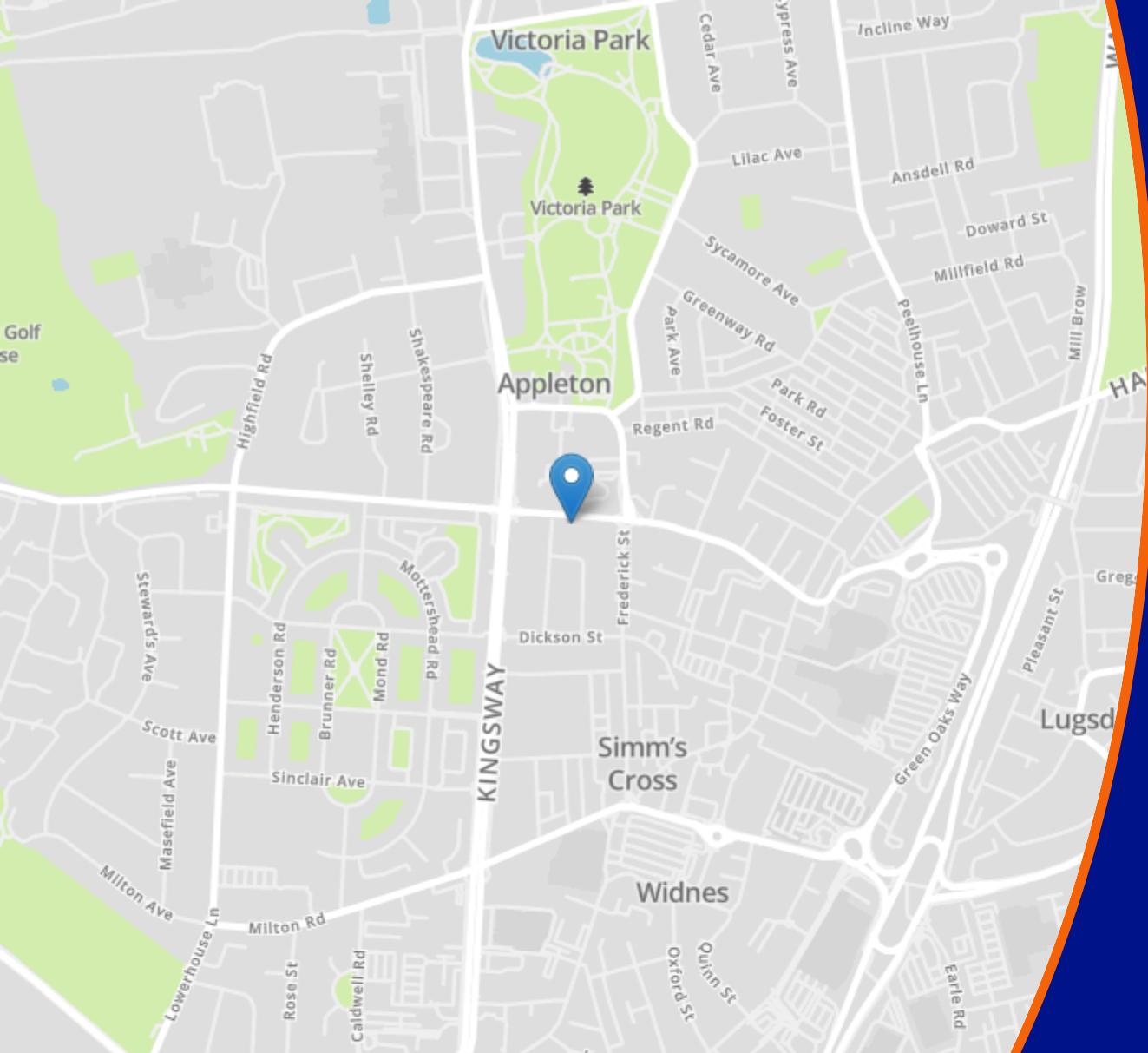
#### External

##### Front Garden

Bound by brick walls, off road parking laid to block paving providing ample off road parking, raised borders laid to shingle and planted borders, gated access leading to rear garden.

##### Rear Garden

Bound by wood panel fencing, laid to lawn with mature planted borders, shed and patio area.



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