



31 Crown Avenue

Widnes, WA8 8AT



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# Crown Avenue

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Asking Price £130,000

Offered to market with NO ONWARD CHAIN this THREE BEDROOM SEMI-DETACHED FAMILY HOME, the property will require some modernization, benefitting from partial gas central heating to ground floor, UPVC double-glazing, FRONT/SIDE gardens. Close to local amenities, shops, schools, major road and railway networks. Viewing by appointment ONLY.

## Ground Floor

### Entrance Hall

Entered via door, ceiling lights, carpet to flooring, door leading to lounge.

### Lounge

5.96m x 3.47m (19' 7" x 11' 5")

Two UPVC double-glazed windows, two ceiling lights, coved and textured ceiling, laminate to flooring, two radiators, fire surround with inset gas fire, door leading to lounge.

### Kitchen

3.35m x 2.96m (11' 0" x 9' 9")

UPVC double-glazed window, ceiling light, laminate to flooring, radiator. Fitted with a range of wall and base units, work surface over, sink and drainer, space for freestanding cooker, space and plumbing for a washing machine, space for fridge/freezer.

### Utility

UPVC double-glazed window, ceiling light, laminate to flooring, under stairs storage, wooden door leading to rear garden.

## First Floor

### Stairs & Landing

Ceiling light, carpet to flooring, doors leading to all three bedrooms and bathroom.

### Bedroom One

3.47m x 3.23m (11' 5" x 10' 7")

Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, storage cupboard.

### Bedroom Two

4.16m x 2.67m (13' 8" x 8' 9")

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

### Bedroom Three

3.44m x 1.95m (11' 3" x 6' 5")

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

### Bathroom

2.22m x 1.65m (7' 3" x 5' 5")

UPVC double-glazed obscured window, ceiling light, vinyl to flooring. Bathroom comprises of a three piece suite, low level WC, pedestal wash hand basin, shower cubical thermostatic controlled shower unit, fully tiled walls.

### External

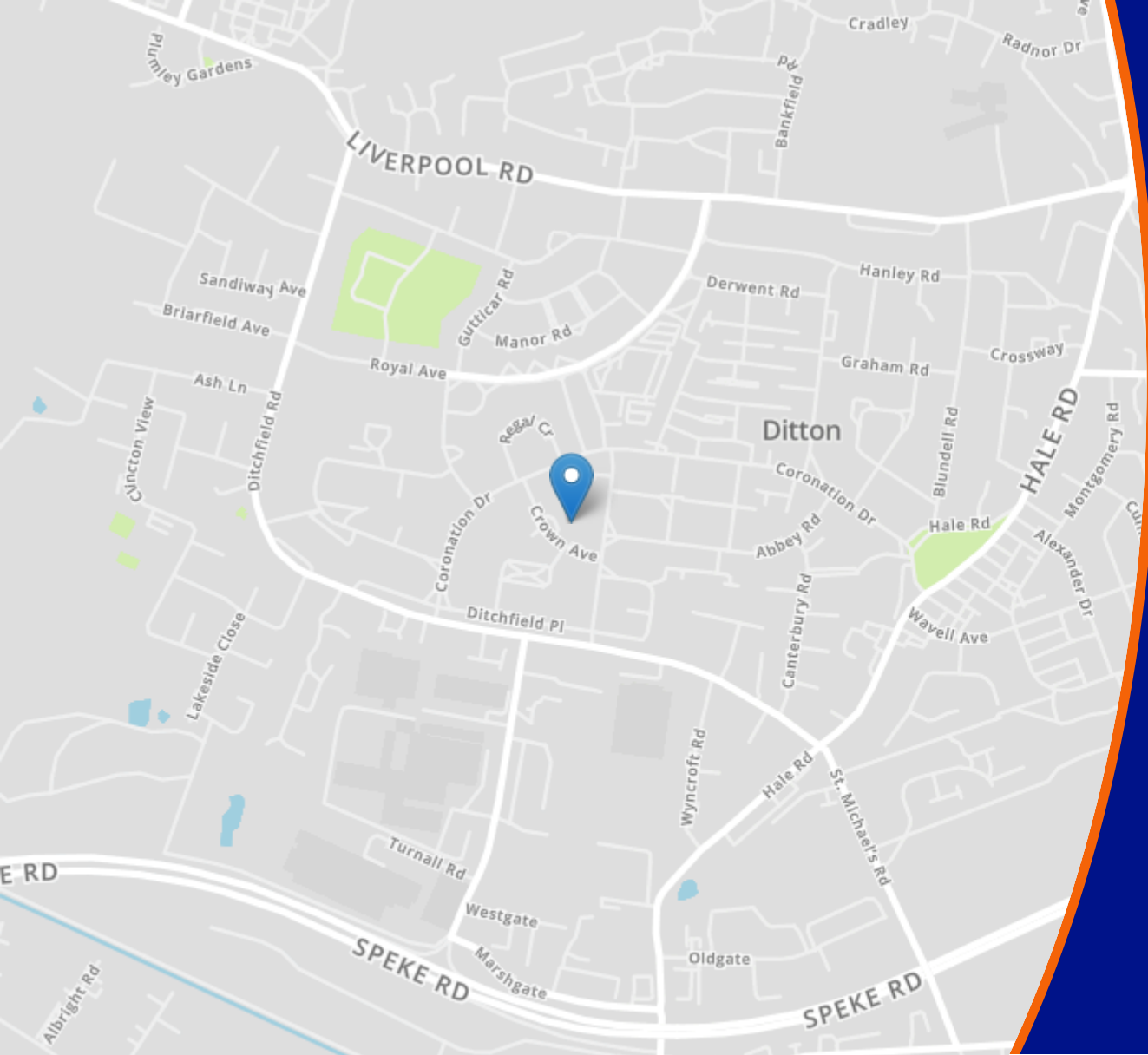
#### Front

Gated access, bound by mature planted hedges, providing a low maintenance garden laid to paving, path leading to rear garden.

#### Side Garden

Bound by mature planted hedges, providing a well maintained garden, laid to lawn with mature planted borders, paved patio area.

#### Rear Garden



Myler & Co

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