



# 10 St Mawes Close

Widnes, WA8 7NR



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





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Offered to market with NO CHAIN this THREE BEDROOM SEMI DETACHED FAMILY HOME, located in popular residential area set off HEATH ROAD, this home benefits from being in a prime location with rear views over looking WIDNES GOLF COURSE, TWO RECEPTION ROOMS, downstairs WC, off road parking, GARAGE, well maintained gardens. Close to local amenities, shops, schools, ORMISTON CHADWICK ACADEMY, major road and railway networks. Please contact our office to arrange a viewing to see its potential.





Awaiting EPC

Ground Floor

#### Entrance Hall

Entered via UPVC double-glazed door, ceiling light, carpet to flooring, radiator, doors leading to cloakroom, dining room, lounge and kitchen, stairs to first floor.

#### Sitting Room

4.05m x 3.50m (13' 3" x 11' 6")

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

#### Lounge

5.45m x 3.50m (17' 11" x 11' 6")

Rear aspect UPVC double-glazed French doors, side aspect UPVC double-glazed window, two ceiling lights, carpet to flooring, two radiators, recessed log effect electric fire.

#### Cloakroom

Ceiling light, vinyl to flooring, comprising of a two piece suite, low level WC, vanity styled hand basin with chrome mixer tap.

#### Kitchen

4.10m x 2.15m (13' 5" x 7' 1")

Rear aspect UPVC double-glazed window, rear aspect UPVC double-glazed door leading to rear garden, two ceiling lights, laminate to flooring, radiator, kitchen comprises of a range of wall and base units with work surface over, stainless steel 1½ bowl sink and drainer with micer tap, space for freestanding electric cooker, space and plumbing for a washing machine and dishwasher, space for full height fridge freezer.

First Floor

#### Stairs & Landing

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

#### Bedroom One

4.25m x 3.50m (13' 11" x 11' 6")

Front aspect UPVC double-glazed half bay window, ceiling light, carpet to flooring, radiator, a range of fitted wardrobes and drawers.

#### Bedroom Two

3.50m x 3.35m (11' 6" x 11' 0")

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

#### Bedroom Three

3.50m x 3.10m (11' 6" x 10' 2")

Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, built-in storage to eaves.

#### Bathroom

Rear aspect UPVC obscured double-glazed window, ceiling light, carpet to flooring, radiator, bathroom comprises of a four piece suite, low level WC, pedestal wash hand basin, enclosed shower cubicle with electric shower, panel enclosed bath.

External

#### Front

Open plan garden laid to lawn with paved path leading to front entrance, access to garage.

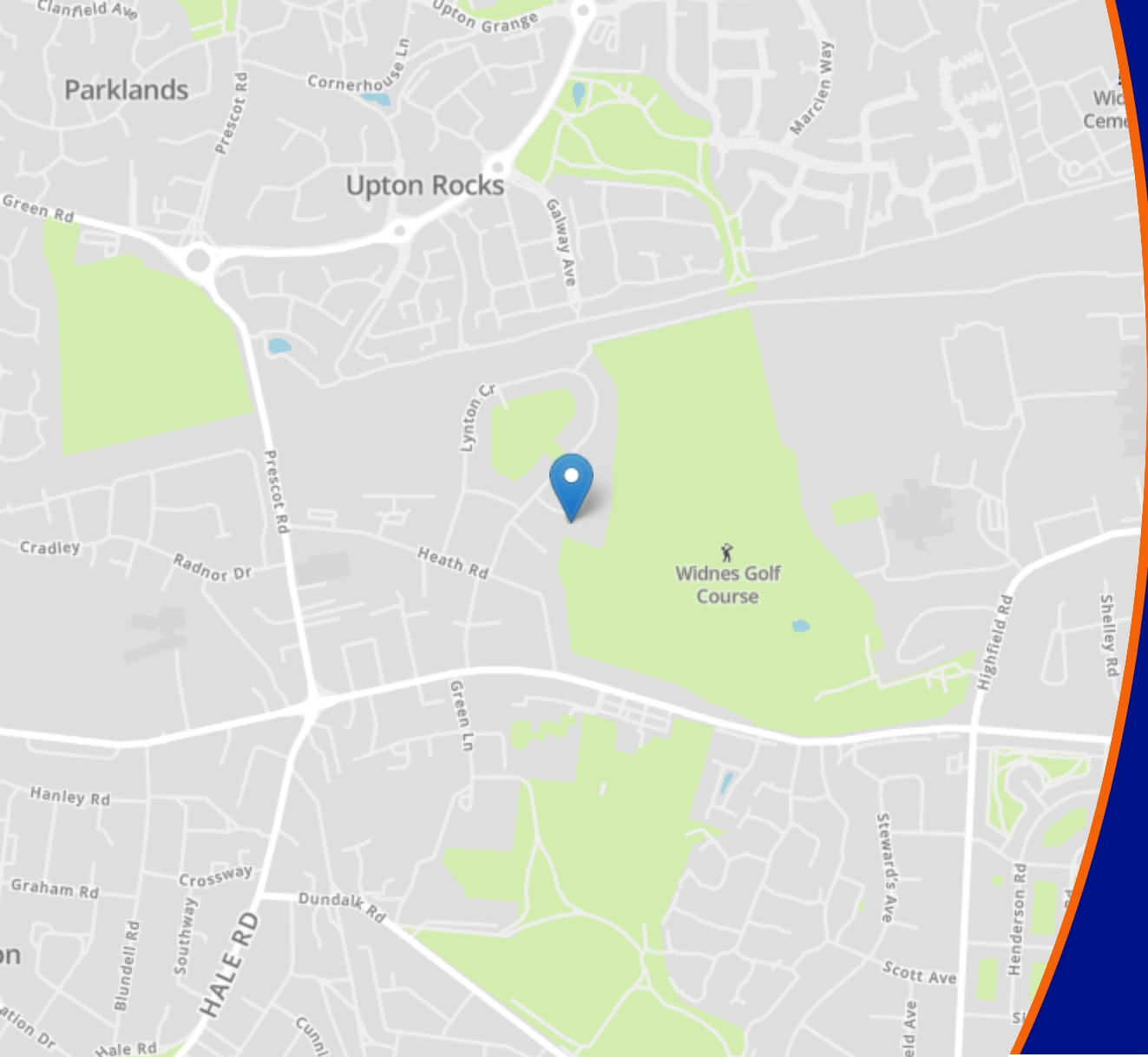
#### Garage

Double wooden doors with mains power and lighting, wall mounted combi boiler.

#### Rear Garden

Bound by wood panel fencing this well maintained garden is not over looked, backing onto golf course, laid to lawn with mature planted borders, paved path leading to paved patio are located at the rear of garden, shed.





Myler & Co

77, Albert Road, Widnes, Cheshire, WA8 6JS

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