



2 Arden

Widnes, WA8 4XL

 **MYLER & Co.**

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Arden

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Offers Over £125,000

Offered to market with NO ONWARD CHAIN, this TWO BEDROOM MID TERRACE HOUSE, benefitting from UPVC Double-glazing, gas central heating, FRONT & REAR GARDENS, close to local amenities, shops, schools, HOUGH GREEN railway station, major road networks. Ideal opportunity for any FIRST TIME BUYER or as an INVESTMENT OPPORTUNITY. Please contact our office to arrange a viewing.





Ground Floor

Porch

Front aspect UPVC double-glazed window, entered via UPVC double-glazed door, ceiling light, tiles to flooring, door leading to hall.

Entrance Hall

Ceiling light, carpet to flooring, radiator, doors leading to lounge & kitchen, stairs to first floor.

Lounge

5.41m x 3.06m (17' 9" x 10' 0")
Rear aspect UPVC double-glazed French door leading to rear garden, two ceiling lights, laminate to flooring, radiator.

Kitchen

4.00m x 3.77m (13' 1" x 12' 4")
Front aspect UPVC double-glazed window, recessed ceiling lights, vinyl to flooring. Kitchen comprises of a range of wall and base units with work surface over and matching splashbacks and floor lighting to base units, stainless steel bowl with chrome mixer tap, space for stainless steel styled range cooker with extractor fan, space and plumbing for a washing machine, spaces for fridge/freezer. Wall mounted cupboard housing boiler.

First Floor

Stairs & Landing

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

Bedroom One

5.41m x 3.08m (17' 9" x 10' 1")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator, a range of full-height mirrored wardrobe doors.

Bedroom Two

4.01m x 2.92m (13' 2" x 9' 7")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bathroom

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, chrome heated towel rail, bathroom comprises of a three piece white suite, concealed cistern WC, vanity styled unit housing wash hand basin with chrome mixer tap, large shower cubicle with thermostatic controlled wall mounted mixer shower.

External

Front Garden

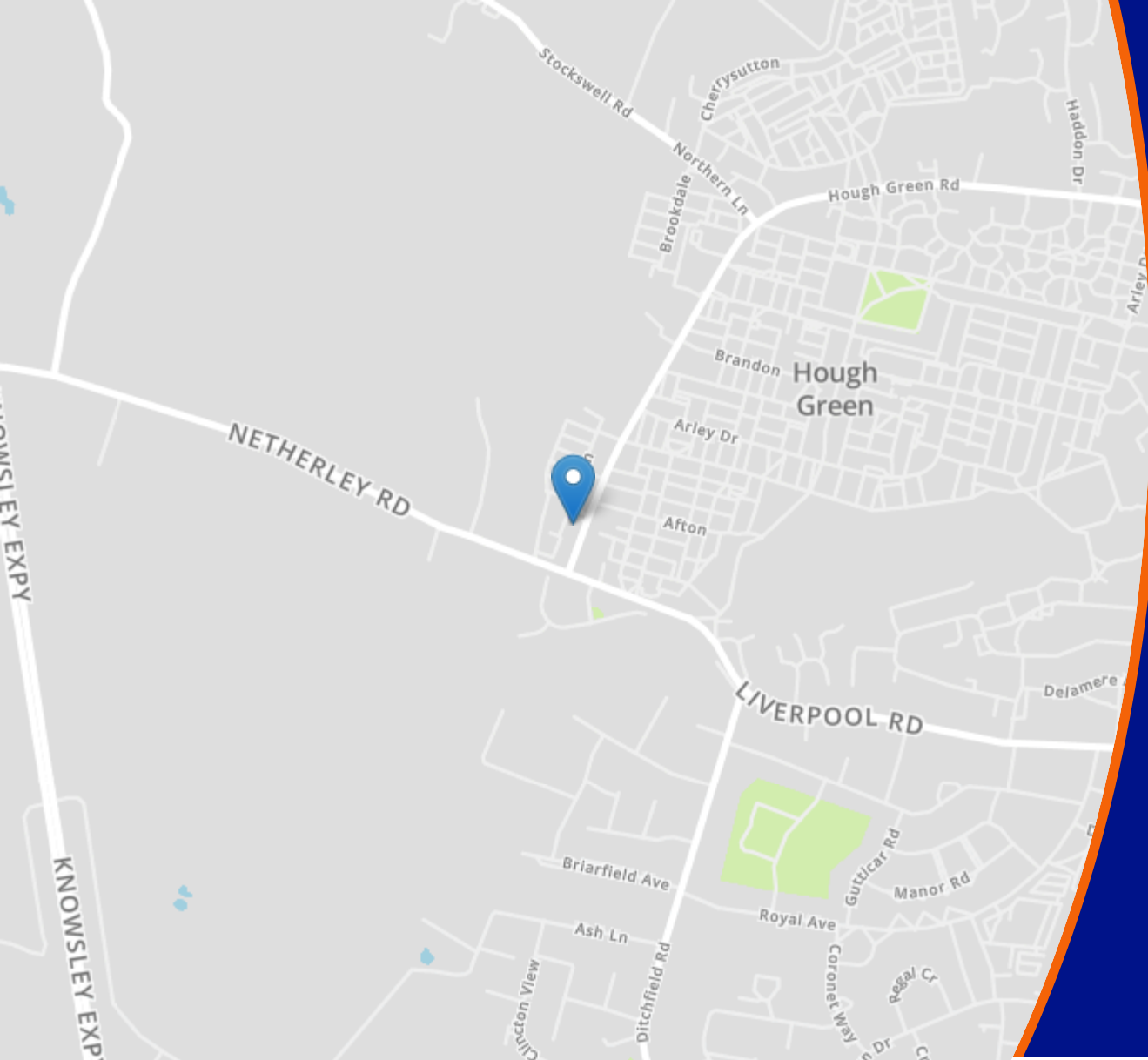
Bound by small brick wall with wrought iron gated access, paved path leading to front entrance, offering a low maintenance garden.

Rear Garden

Bound by brick wall and fence panels, laid to paving, double-gate access providing off road parking if required, secure brick outhouse.

Awaiting EPC





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