



165 Liverpool Road
Widnes, WA8 7EZ

 MYLER & Co.

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Liverpool Road

Widnes, WA8 7EZ

Asking Price £120,000

Myler & Co Estates are pleased to offer for sale this larger than average THREE BEDROOM MID TERRACE property situated in the Chestnut Lodge area of Widnes with easy accessibility to the town centre and within walking distance to all local amenities and schools. The property has a TENANT IN SITU, so IDEAL OPPORTUNITY AS AN INVESTMENT PURCHASE, currently achieving £595pcm, Viewings on this property are recommended to fully appreciate. Awaiting further photographs.

Ground Floor

Porch

Entrance via a front aspect wood glass panelled door, tiled floor, door to the hallway.

Hallway

Laminate flooring, one double panel radiator, door to the dining room, stairs to the first floor, single ceiling light point.

Lounge

15' into bay x 19' 5" (4.57m x 5.92m)

Front aspect hardwood double glazed bay window, laminate flooring, one double panel radiator, coal effect fire set in a feature surround, single ceiling light point.

Dining Room

12' x 11' 1" (3.66m x 3.38m)

Rear aspect hardwood single glazed window, laminate flooring, one double panel radiator, door to the kitchen, single ceiling light point.

Utility

8' 2" x 2' 5" (2.49m x 0.74m)

Rear aspect wood single glazed window and door leading out to the rear garden, tiled floor, work surfaces with plumbing and space beneath for washing machine and tumble dryer, single ceiling light point.

Kitchen

13' 5" x 7' 10" (4.09m x 2.39m)

Rear aspect wood single glazed window, tiled floor, one double panel radiator, wall mounted central heating boiler, door to the utility room, single ceiling light point. Fitted kitchen comprising:- Wall and base units with work surfaces over and tiled splash backs, 1 1/2 bowl stainless steel sink unit with mixer tap, stainless steel oven, gas hob with extractor canopy over, space for fridge freezer.

First Floor

Stairs & Landing

Hardwood single glazed window, carpet to the floor, one single panel radiator, doors to the three bedrooms and bathroom, single ceiling light point.

Bathroom

Front aspect hardwood double glazed window, carpet to the floor, one single panel radiator, single ceiling light point. Three piece suite comprising:- Corner bath with electric shower over, pedestal hand wash basin and low level wc.

Bedroom 1

13' 5" x 12' 10" (4.09m x 3.91m)

Rear aspect hardwood double glazed window, carpet to the floor, one double panel radiator, original feature cast iron fire surround, one built in wardrobe, single ceiling light point.

Bedroom 2

11' 10" x 11' 11" (3.61m x 3.63m)

Rear aspect hardwood double glazed window, laminate flooring, one single panel radiator, original cast iron fire surround, one built in wardrobe, single ceiling light point.

Bedroom 3

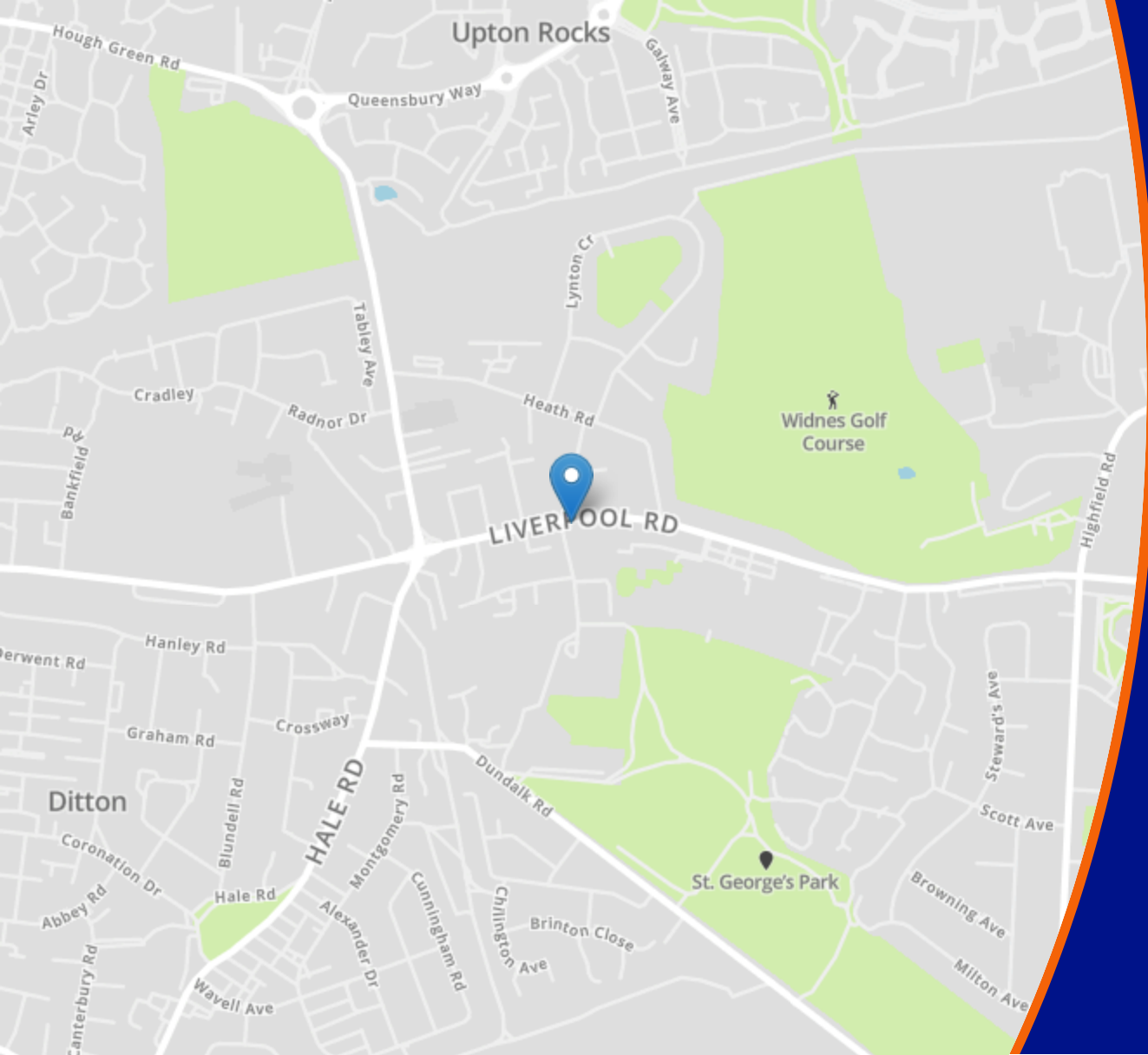
11' 11" x 10' 4" (3.63m x 3.15m)

Front aspect wood double glazed window, laminate flooring, one single panel radiator, original cast iron fire surround, one built in wardrobe, single ceiling light point.

External

Garden

Paved for low maintenance with raised planted borders.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		80
(56 to 68)	D		
(39 to 54)	E	40	
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Myler & Co

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