



3 Harton Close

Widnes, WA8 9PF



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Asking Price £320,000

Offered to market the WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME. Located on popular development in NORTH OF WIDNES, benefitting from UPVC double-glazing, gas central heating, FAMILY ROOM, Utility room, en-suite to master bedroom, downstairs cloakroom. Close to local amenities, PEX HILL & LEIGHTON OBSERVATORY, CRONTON SIX FORM COLLEGE, North widnes railway station and major road networks. Viewing is HIGHLY Recommended.





Ground Floor

Entrance Hall

Entered via composite door, ceiling light, laminate to flooring, radiator, stairs leading to first floor, doors leading to lounge, cloakroom, kitchen, & family room.

Cloakroom

UPVC double-glazed obscured window, ceiling light, laminate to flooring, pedestal wash hand basin, low level WC.

Lounge

5.05m x 3.24m (16' 7" x 10' 8")

Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, feature fire surround with inset coal effect fire.

Family Room

3.41m x 2.80m (11' 2" x 9' 2")

Rear aspect UPVC double-glazed French doors leading to rear garden, recessed ceiling lights, laminate to flooring, radiator.

Kitchen/Dining Room

8.50m x 2.70m (27' 11" x 8' 10")

Rear aspect UPVC double-glazed window, recessed ceiling lights, laminate to flooring, radiator.

Kitchen area comprises of a range of wall and base units with work surface over, 1 1.5 bowls sink and drainer with chrome mixer tap, stainless steel high level electric double oven, gas hob with extractor fan over, integral fridge/freezer.

Dining Area

UPVC double-glazed windows, recessed ceiling lights, laminate to flooring, radiator.

Utility Room

1.94m x 1.74m (6' 4" x 5' 9")

Composite door leading to garden, recessed ceiling lights, laminate to flooring, radiator. Stainless steel sink and drainer with work surface over, space and plumbing for washing machine and tumble dryer.

First Floor

Stairs & Landing

Ceiling light, carpet to flooring, radiator. doors leading to all three bedrooms, storage cupboard and family bathroom.

Bedroom One

4.45m x 4.29m (14' 7" x 14' 1")

Front aspect UPVC double-glazed window, ceiling light, recessed ceiling lights, carpet to flooring, radiator. Fitted with a range of three double wardrobes, door leading to en-suite.

En-suite

UPVC double-glazed obscured window, ceiling light, tiles to flooring, radiator, comprising of a three piece suite, low level WC, vanity style wash hand basin, enclosed shower cubicle with thermostatic controlled mixer shower, tiled walls.

Bedroom Two

3.40m x 3.01m (11' 2" x 9' 11")

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

Bedroom Three

3.94m x 2.70m (12' 11" x 8' 10")

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

Bedroom Four

2.62m x 2.76m (8' 7" x 9' 1")

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

Family Bathroom

UPVC double-glazed obscured window, recessed ceiling lights, tiles to flooring, chrome heated towel rail. Bathroom comprises of a three piece suite, low level WC, pedestal wash hand basin, panel-enclosed bath, tiled walls.

External

Front Garden

Open plan garden laid to lawn with mature planted borders and shrubs, off road parking laid to tarmac, pave path leading to front entrance, gates access to rear garden.

Rear Garden

Bound by wood panel fencing, paved patio area, garden laid to artificial turf, wooden shed.

