



54 Rushmore Drive
Widnes, WA8 9QB



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Rushmore Drive

Widnes, WA8 9QB

ASKING PRICE £400,000

Myler & Co are delighted to offer to market this **FIVE BEDROOM DETACHED FAMILY HOME**, this property is built by Barrett Homes and to an ASCOT DESIGN, located on popular SANDRINGHAM GARDENS development in North Widnes providing good access to major road and railway networks. This well presented property briefly comprises lounge, kitchen/dining room, downstairs cloakroom, CONSERVATORY, GARAGE to ground floor, two bedrooms with fitted en-suite's, family bathroom. Externally the property offers a well maintained enclosed rear garden, off road parking located at the front of garage. Viewings are **HIGHLY** recommended, please contact our office for further information or to arrange a viewing.





AWAITING EPC

Ground Floor

Entrance Hall

Entered via composite double glazed door, laminate to floor, ceiling lights, radiator, stairs to first floor, doors to cloakroom, kitchen, double doors to lounge.

Cloakroom

Laminate to floor, ceiling light, radiator, UPVC double glazed window, vanity hand wash basin, low level W/C.

Lounge

5.53m x 3.33m (18' 2" x 10' 11")

Carpet to floor, ceiling light, radiator, UPVC double glazed window, coal effect gas fire in surround, archway to dining room.

Dining Room

3.56m x 2.85m (11' 8" x 9' 4")

Carpet to floor, ceiling light, radiator, UPVC double glazed french doors, door to kitchen.

Kitchen / Breakfast Room

5.20m x 3.55m (17' 1" x 11' 8")

Kitchen

Tiles to floor, ceiling light, radiator, UPVC double glazed window, 1½ stainless steel mixer tap, stainless steel oven, gas hob with extractor fan over. Space and plumbing for dishwasher & fridge freezer.

Breakfast Area

Tiles to floor, ceiling light, radiator, UPVC double glazed french doors, to conservatory, door to utility room.

Utility Room

2.62m x 1.54m (8' 7" x 5' 1")

Vinyl to floor, ceiling light, radiator, composite double glazed door to rear garden. work surface with stainless steel sink, base units, space and plumbing for washing machine and dryer.

Conservatory

3.34m x 3.22m (10' 11" x 10' 7")

Tiles to floor, ceiling light fan, electric wall heater, UPVC double glazed windows & doors to rear garden.

First Floor

Stairs & Landing

Carpet to floor, ceiling light, storage cupboard, doors to five bedrooms & bathroom.

Bedroom One

3.70m x 3.33m (12' 2" x 10' 11")

Carpet to floor, ceiling light, radiator, UPVC double glazed window, range of fitted wardrobes, draws and dressing table. Door to En-Suite.

En-Suite

Tiles to floor, ceiling light, radiator, UPVC double glazed window. Shower cubicle with chrome mixer shower over, vanity hand wash basin, low level W/C.

Bedroom Two

3.48m x 3.22m (11' 5" x 10' 7")

Carpet to floor, ceiling light, radiator, UPVC double glazed window, door leading to en-suite.

En-Suite

Ceiling light, vinyl to flooring, radiator, three piece suite comprising, vanity styled unit housing wash hand basin, low level WC, enclosed shower cubicle with thermostatic controlled mixer shower.

Bedroom Three

4.76m x 2.63m (15' 7" x 8' 8")

Carpet to floor, ceiling light, radiator, UPVC double glazed window, range of fitted wardrobes.

Bedroom Four

3.48m x 2.66m (11' 5" x 8' 9")

Carpet to floor, ceiling light, radiator, UPVC double glazed window.

Bedroom Five

2.70m x 2.00m (8' 10" x 6' 7")

Carpet to floor, ceiling light, radiator, UPVC double glazed window.

Bathroom

Vinyl to floor, ceiling light, radiator, UPVC double glazed window. Bath with mixer shower, vanity hand wash basin, low level W/C.

External

Front

Front of the property boasts a good sized driveway providing sought after off road parking, front access to integral garage, side access to rear of the property, well maintained lawn area and hedgerow for privacy.

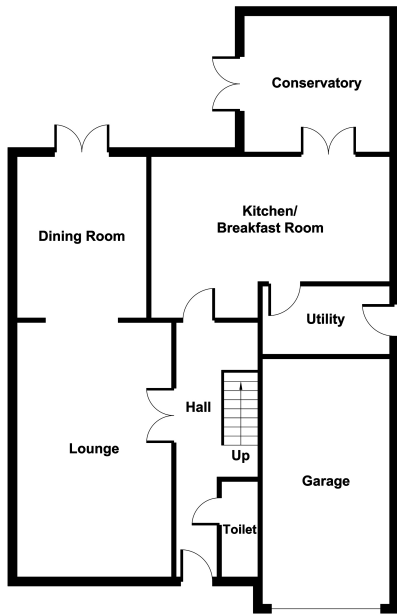
Garage

Up and over door with mains power and lighting.

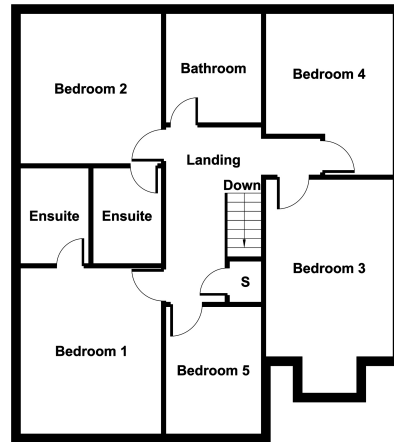
Rear

Bound by wood panel fencing, paved patio area leading to good sized well maintained lawn framed by planted borders.

AWAITING FLOORPLAN



Ground Floor



First Floor



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