



180 Avondale Drive

Widnes, WA8 7XA



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



# Avondale Drive

Widnes, WA8 7XA

£150,000

Offered to market this THREE BEDROOM MID TOWN HOUSE. Benefitting from UPVC double-glazing, gas central heating. Well presented. Close to local amenities shop, schools - ORMISTON CHADWICK ACADEMY, HOUGH GREEN station. Paved front aspect offering off road parking. Rear garden partially paved. Ideal first time buyer or as an investment opportunity. Viewing by appointment only.

## Ground Floor

### Porch

2 x Recessed lights to ceiling, UPVC double-glazed door & windows, Laminate to floor, UPVC double-glazed door to lounge

### Entrance Hall

Light to ceiling, UPVC double-glazed window, radiator, laminate to floor, door to lounge

### Lounge/Dining Room

6.36m x 3.22m (20' 10" x 10' 7")  
2x Light fans to ceiling, UPVC double-glazed window, UPVC double-glazed French doors to garden area, double doors to kitchen, laminate to floor, Coal effect gas fire in feature surround.

### Kitchen

7.48m x 2.75m (24' 6" x 9')  
7 x recessed lights to ceiling, radiator, 2x UPVC double-glazed windows, 2 x UPVC double-glazed doors, radiator, range of wall & base units, 1.5 bowl stainless steel sink & mink tap, high level stainless steel oven, halogen hobs, plumbing & space for washing machine, dryer & dish washer, space for fridge freezer , tiles to floor.

## First Floor

### Stairs & Landing

Light to ceiling , storage cupboard, door to three bedrooms, bathroom, carpet to floor.

## Bedroom One

4.03m x 3.29m (13' 3" x 10' 10")  
Light to ceiling, UPVC double-glazed window, radiator, built in cupboard, range of fitted wardrobes, laminate to floor.

## Bedroom Two

3.69m x 2.27m (12' 1" x 7' 5")  
Light to ceiling, UPVC double-glazed window, radiator, carpet to floor.

## Bedroom Three

3.52m x 2.14m (11' 7" x 7')  
Light to ceiling, UPVC double-glazed window, radiator, carpet to floor.

## Bathroom

Light to ceiling, UPVC double-glazed window, radiator, bath with electric shower & screen, wash hand basin & pedestal, low level w.c, vinyl to floor.

## External

### Front Garden

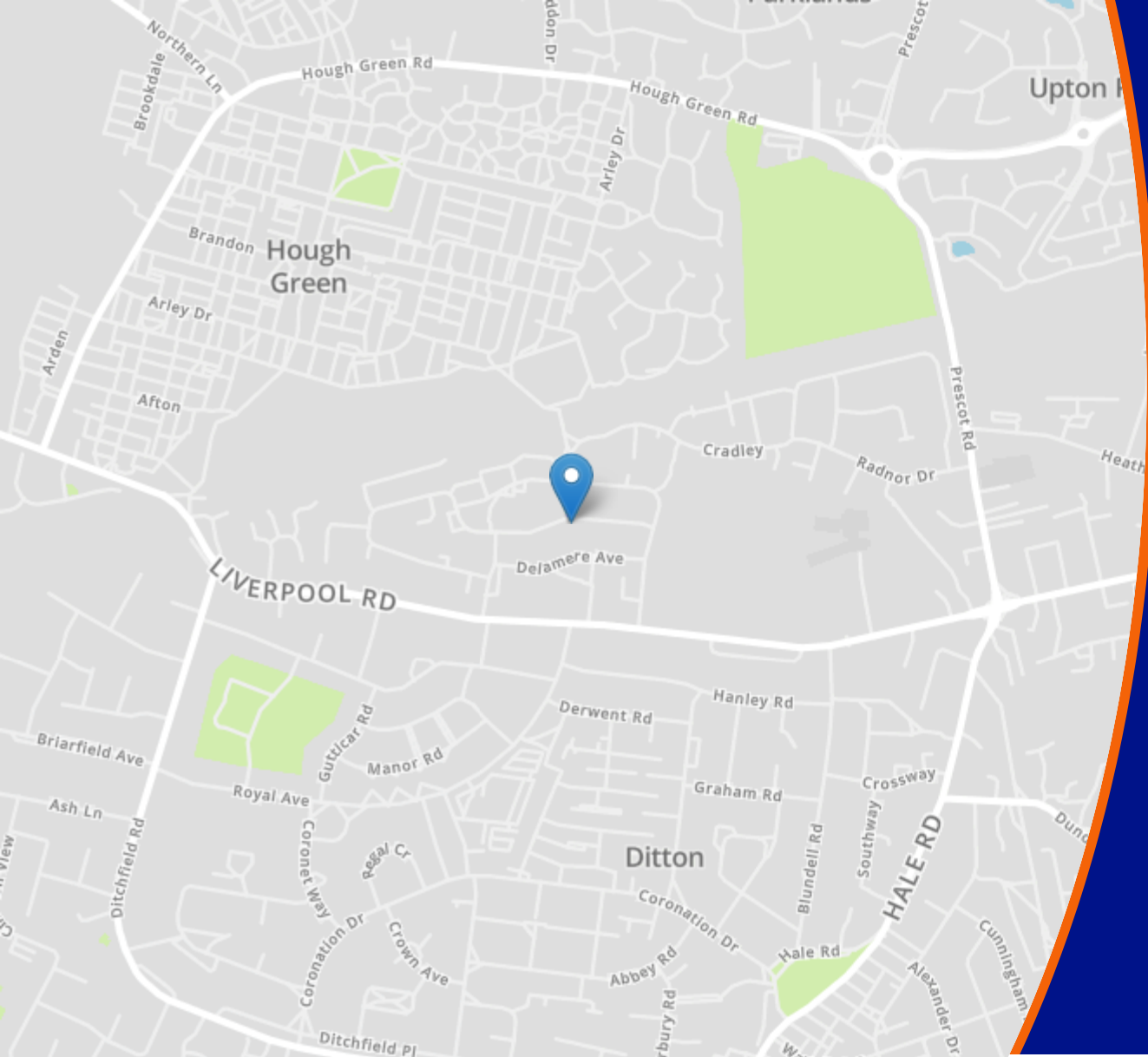
Paved to allow off road parking for two cars

### Rear Garden

Bounded by Wooden Fence, partially paved & Gravelled with borders.

## EPC

(EPC) EEC next to EIR



Myler & Co

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

0151 424 5100

[info@mylerestates.com](mailto:info@mylerestates.com)