



4 Aire

Widnes, WA8 4SS



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# Aire

Widnes, WA8 4SS

£120,000

Offered to market **THREE BEDROOM MID TERRACE, NO CHAIN PROPERTY**, located in popular residential area, close to local amenities, **SHOPS, SCHOOLS, ACADEMIES, PUBS**. Benefiting from UPVC double glazing & gas central heating. **ENCLOSED** well maintained rear garden. **LINKS TO MAJOR ROAD & RAILWAY NETWORKS**. Ideal **FIRST TIME BUYER OR INVESTMENT OPPORTUNITY**.







#### Ground Floor

##### Entrance Hall

UPVC double glazed window & door, laminate to floor, ceiling light, radiator, stairs to first floor, doors to lounge, kitchen & store room.

##### Store Room

Laminate to floor, ceiling light, wooden double glazed window.

##### Lounge / Diner

6.08m x 3.40m (19' 11" x 11' 2")  
Carpet to floor, two ceiling lights, UPVC double glazed window, UPVC double glazed patio doors leading to rear garden, coal affect gas fire.

##### Kitchen

3.44m x 3.25m (11' 3" x 10' 8")  
Tiles to floor, two ceiling lights, radiator, UPVC double glazed window & door to garden. Kitchen comprises of a range of wall and base units with work surface over, stainless steel oven, gas hob with extractor fan, 1 ½ bowl resin sink with mixer tap, space and plumbing for washing machine and fridge freezer.

#### First Floor

##### Stairs & Landing

Carpet to floor, ceiling light, storage cupboard, doors to three bedrooms and bathroom.

#### Bedroom One

3.36m x 3.41m (11' 0" x 11' 2")  
Carpet to floor, ceiling light, radiator, UPVC double glazed window, storage cupboard.

#### Bedroom Two

4.23m x 2.58m (13' 11" x 8' 6")  
Carpet to floor, ceiling light, radiator, UPVC double glazed window, storage cupboard.

#### Bedroom Three

2.63m x 2.51m (8' 8" x 8' 3")  
Carpet to floor, ceiling light, radiator, UPVC double glazed window.

#### Bathroom

converted into a wet room, tiled walls, ceiling light, radiator. UPVC double glazed window, electric shower, wall mounted hand wash basin.

#### W/C

tiles to floor, ceiling light, radiator, UPVC double glazed window, low level W/C.

#### External

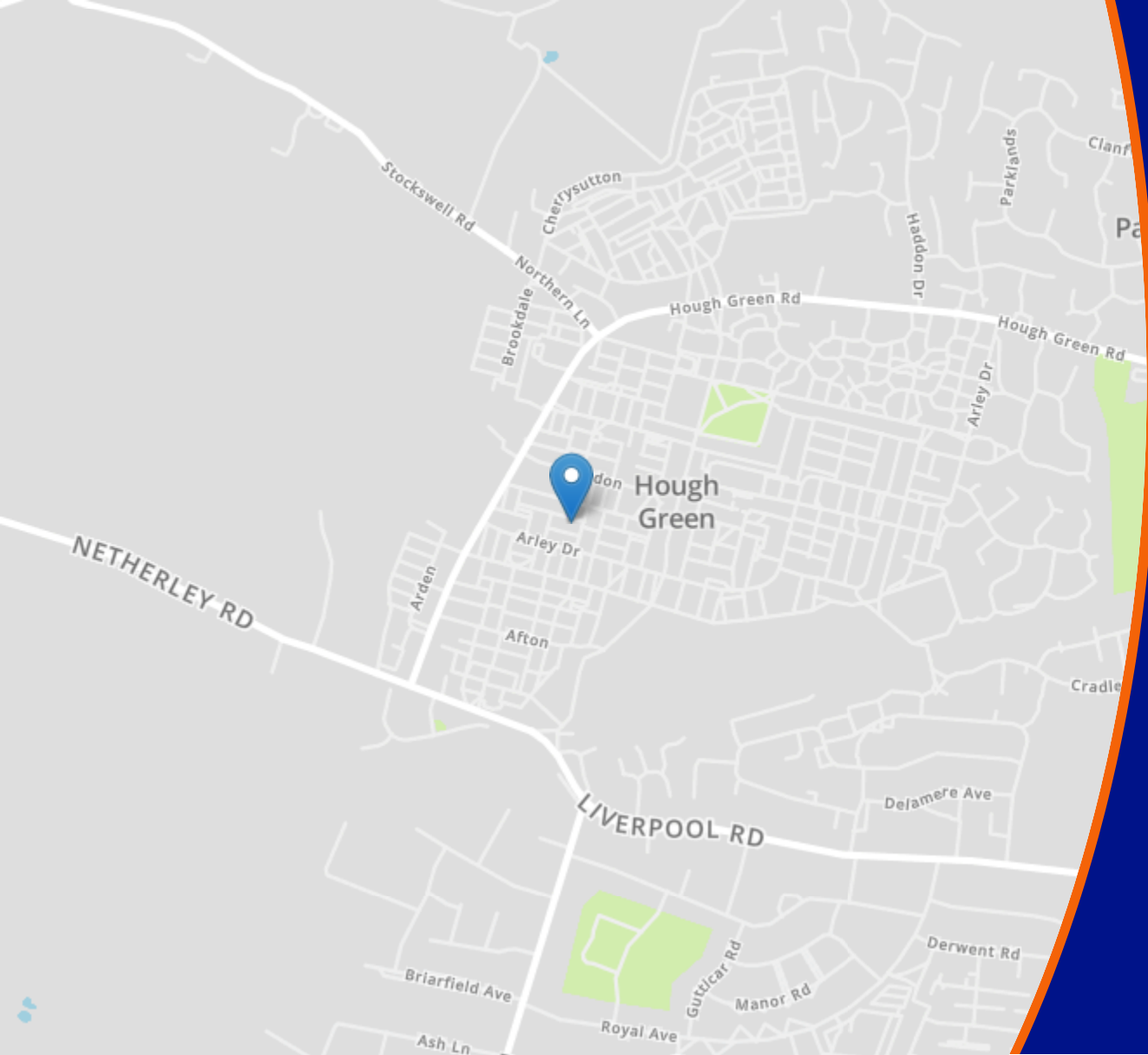
##### Front

Paved walk way leading to entrance of the property, well maintained lawn areas.

##### Rear

Bound by wood panel fencing, paved patio area leading to lawn area with planted borders.





Myler & Co

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