



26 Sandiway Avenue
Widnes, WA8 8LE



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Widnes, WA8 8LE

Asking Price

Offered for sale this **THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Benefitting from UPVC double-glazing, gas central heating, enclosed front and rear gardens, off road parking, **DETACHED GARAGE**. Located in popular **HOUGH GREEN** location, close to **HOUGH GREEN** railway station, major road and railway networks. Close to local amenities, shops, schools. Viewing **HIGHLY** recommended.

AWAITING INTERNAL PHOTOGRAPHS

Ground Floor

Entrance Hall

Entered via UPVC double-glazed door, ceiling light, laminate to flooring, radiator, stairs leading to first floor, doors leading to lounge, dining room & storage cupboard.

Lounge

4.48m x 4.05m (14' 8" x 13' 3")

Front aspect UPVC double-glazed window, coved and textured ceiling, ceiling light, laminate to flooring, dual wall lights, marble effect feature fire surround with inset coal-effect electric fire.

Dining Room

3.56m x 2.46m (11' 8" x 8' 1")

Rear aspect UPVC double-glazed window, coved and textured ceiling, ceiling light, dual wall lights, laminate to flooring, radiator.

Kitchen/Breakfast Room

Rear aspect UPVC double-glazed window, recessed ceiling light, coved and textured ceiling, kitchen comprises of a range of wall and base units with tiled splashback, work surface over incorporating into breakfast bar, stainless steel 1½ bowl sink and drainer with mixer tap, stainless steel gas 5 ring hob with chimney style extractor hood over, stainless steel double electric oven, integral dishwasher, space and plumbing for a washing machine, space for fridge/freezer. Rear aspect UPVC door leading to rear garden.

First Floor

Stairs & landing

Side aspect UPVC double-glazed windows, ceiling light, carpet to flooring, doors leading to three bedrooms, bathroom, storage cupboard.

Bedroom One

4.31m x 4.17m (14' 2" x 13' 8")

UPVC double-glazed windows, textured ceiling, ceiling light, carpet to flooring, radiator.

Bedroom Two

4.71m x 2.43m (15' 5" x 8' 0")

UPVC double-glazed window, ceiling light, laminate to flooring, radiator.

Bedroom Three

3.06m x 2.57m (10' 0" x 8' 5")

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

Bathroom

UPVC double-glazed obscured window, PVC panelled ceiling, recessed ceiling lights, fully tiled walls and flooring, chrome heated towel rail, four piece white suite, low level WC, half pedestal wash hand basin with chrome mono mixer tap, panel-enclosed jacuzzi styled bath with chrome mixer tap, enclosed shower cubicle with thermostatic controlled mixer shower.

External

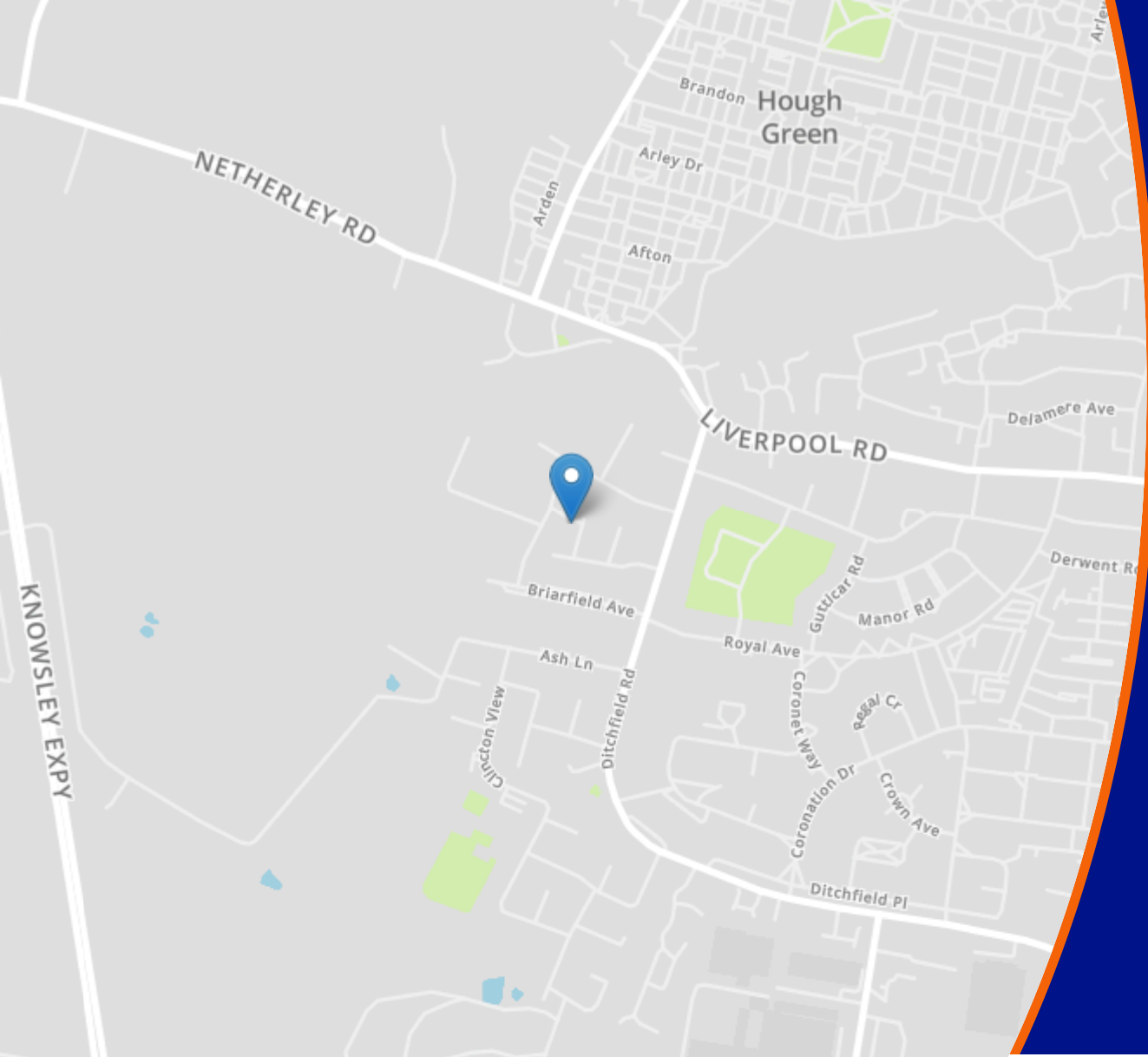
Rear Garden

Bound by wood panel fencing, raised flower beds, laid to lawn, paved patio area.

Front Garden

Bound by brick wall and wood panel fencing, laid to lawn with mature planted borders, paved path leading to front entrance, off road parking laid to block paving provide parking for two or more vehicles, access to garage and gated access to rear garden.

Awaiting EPC



Myler & Co

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