



7 Avon
Widnes, WA8 4SR

 **MYLER**&Co.

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Avon

Widnes, WA8 4SR

Offers Over £120,000

Sold with NO ONWARD CHAIN. Myler & Co Estates are pleased to offer for sale this THREE BEDROOM mid town house located in a popular residential area of Hough Green, within easy access to the railway station and main bus routes into both Liverpool and Widnes Town Centre. The property comprises of entrance hall, lounge and fully fitted kitchen to the ground floor. To the first floor are the three bedrooms and the family bathroom. The property also has the benefits of UPVC double glazing, gas central heating and tended front and rear gardens. FREE HOLD.





Ground Floor

Entrance Hall

Entrance via a front aspect UPVC double glazed door, one double panel radiator, door to the lounge, stairs to the first floor, single ceiling light point.

Lounge (Reception)

6.07m (19ft 11in) x 3.05m (10ft 4in)
Front and rear aspect UPVC double glazed windows, ceramic tiled floor, one single and one double panel radiator, inset living flame coal effect fire set in a marble surround, door to the kitchen, two ceiling light points.

Kitchen

5.26m (17ft 3in) x 2.44m (8ft 11in)
Rear aspect UPVC double glazed window and French doors leading out to the rear garden, ceramic tiled floor, 10 recessed ceiling lights. Fully fitted kitchen comprising of:-Wall and base units with work surfaces over and tiled splash backs, stainless steel circular bowl sink and drainer with mixer tap, stainless steel oven and gas hob with extractor canopy over, plumbing and space for washing machine and dishwasher, space for fridge freezer.



First Floor

Stairs & Landing

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

Bedroom 1

3.68m (12ft 1in) x 3.05m (10ft 4in)
Front aspect UPVC double glazed window, laminate flooring, one single panel radiator, 4 recessed ceiling lights.

Bedroom 2

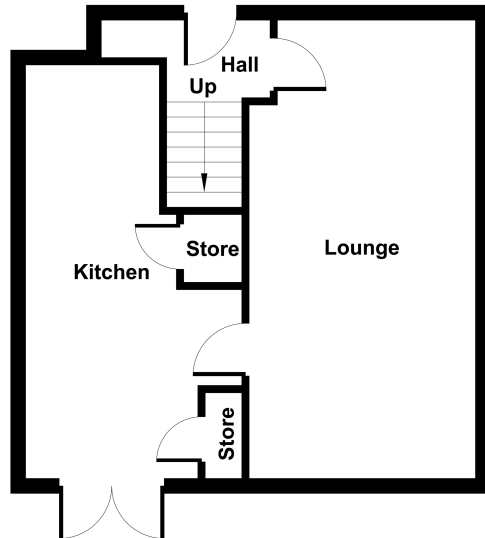
3.15m (10ft 4in) x 2.36m (7ft 9in)
Rear aspect UPVC double glazed window, laminate flooring, one single panel radiator, coved ceiling with single light point.

Bedroom 3

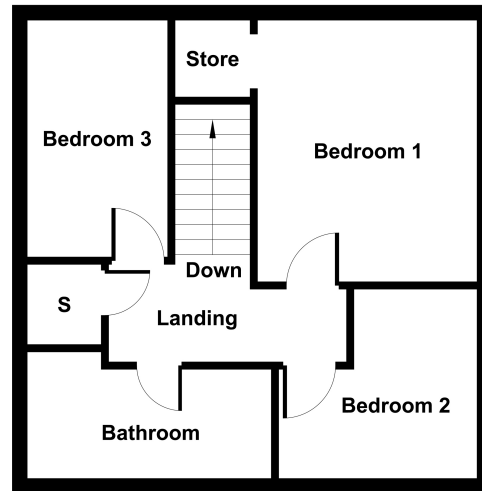
3.35m (11ft 0in) x 1.52m (5ft 11in)
Front aspect UPVC double glazed window, laminate flooring, one single panel radiator, coved ceiling with single light point.

Bathroom

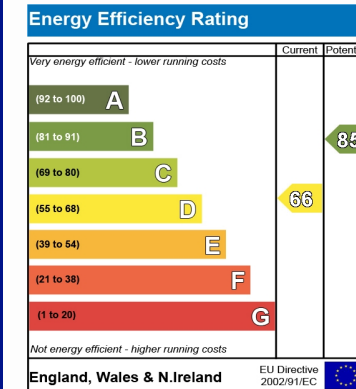
Rear aspect UPVC double glazed window, ceramic tiled floor, one single panel radiator, fully tiled walls, coved ceiling with single light point. Three piece suite comprising of Panel bath with electric shower over, pedestal hand wash basin and low level wc.



Ground Floor



First Floor



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