



127 Peel House Lane

Widnes, WA8 6TB



0151 424 5100
info@mylerestates.com



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ASKING PRICE £230,000

Offered to market with NO ONWARD CHAIN this THREE BEDROOM SEMI DETACHED FAMILY HOME, the property requires modernisation, benefitting from UPVC double-glazing, gas central heating, front garden with off road parking, LARGE enclosed rear garden, popular location close to FARNWORTH, walking distance to VICTORIA PARK & NORTH WIDNES railway station. Viewings by appointment only.





Ground Floor

Entrance Hall

Entered via UPVC double glazed door, Carpet to floor, ceiling light, radiator. Stairs to first floor & doors to lounge and family room / diner.

Lounge

4.87m x 3.31m (16' 0" x 10' 10")

Carpet to floor, ceiling light, two rear aspect UPVC double glazed windows, radiator. Coal effect gas fire, door to kitchen.

Kitchen / Breakfast Room

4.78m x 2.11m (15' 8" x 6' 11")

Laminate to floor, Two ceiling lights, radiator, UPVC double glazed window, UPVC double glazed patio doors to rear garden. Kitchen comprises of a range of wall and base units with work surface over, stainless steel sink with mixer tap, gas cooker, space and plumbing for washing machine, fridge freezer. Breakfast bar area.

Family Room / Diner

3.80m x 3.69m (12' 6" x 12' 1")

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

First Floor

Stairs & Landing

Carpet to floor, ceiling light, UPVC double glazed window, doors to three bedrooms, bathroom & W/C.

Bedroom One

4.28m x 3.71m (14' 1" x 12' 2")

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

Bedroom Two

3.31m x 3.02m (10' 10" x 9' 11")

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

Bedroom Three

3.70m x 2.17m (12' 2" x 7' 1")

Carpet to floor, ceiling light, radiator, two UPVC double glazed windows and range of built in wardrobes.

Bathroom

Vinyl to floor, ceiling light, radiator, UPVC double glazed obscured window, bath, pedestal hand wash basin.

W/C

Vinyl to floor, ceiling light, UPVC double glazed obscured window, low level W/C.

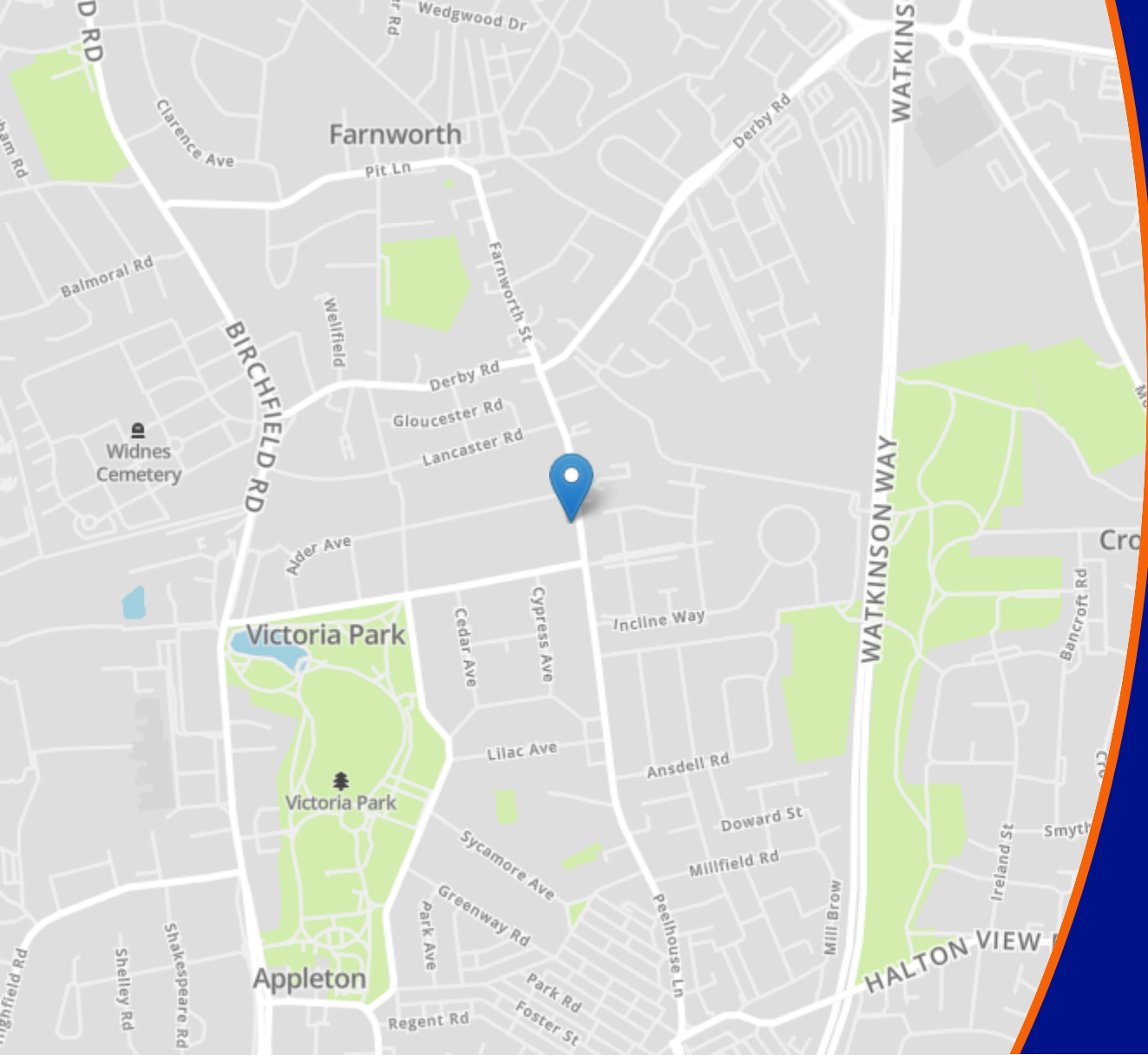
External

Front

Double gated access provide space for off road parking. Lawn area with planted borders.

Rear

Bound by wood panel fencing, paved patio area leading to well maintained lawn with planted borders. Wooden garden shed.



Myler & Co

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

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