



33 Farnworth Street  
Widnes, WA8 9LH



0151 424 5100  
info@mylerestates.com



# Farnworth Street

Widnes, WA8 9LH

Rent £595

Bond £685

We are delighted to offer to market this ONE BEDROOM GROUND FLOOR FLAT also offers rear parking space, communal garden. Property has been fully refurbished and is Located in the sought after village of FARNWORTH. AGE RESTRICTION. Close to all local amenities, and transport routes. Walking distance to Victoria Park and Widnes North Railway Station. Viewing Highly recommended.





## Ground Floor

### Entrance Hall

Enter via UPVC Door, Carpet to floor, ceiling light, radiator, storage cupboard, doors leading to kitchen, shower room, lounge and bedroom.

### Lounge

4.30m x 3.50m (14' 1" x 11' 6") Rear aspect UPVC double-glazed French door leading to communal garden area and off road parking, ceiling light, coving to ceiling, carpet to flooring, vertical contemporary styled radiator, wall mounted fire surround with inset electric fire.

### Bedroom

4.00m x 2.79m (13' 1" x 9' 2") Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, a range of storage cupboards.



### Kitchen

Front aspect UPVC double-glazed window, ceiling light, tiles to flooring, radiator. Kitchen comprises of a range of wall and base units with work surface over, tiled splashback, stainless steel sink and drainer with chrome hose style mixer tap, stainless steel gas hob, stainless steel matching splashback, chimney styled extractor hood over, electric oven, integral fridge/freezer, space and plumbing for a washing machine.

### Shower Room

Front aspect UPVC double-glazed obscured window, ceiling light, tiles to flooring, radiator. Shower room comprises of a three piece white suite, low level WC, pedestal wash hand basin with chrome mixer tap, enclosed corner shower cubicle with curved glazed door, thermostatic controlled mixer shower, fully tiled walls.

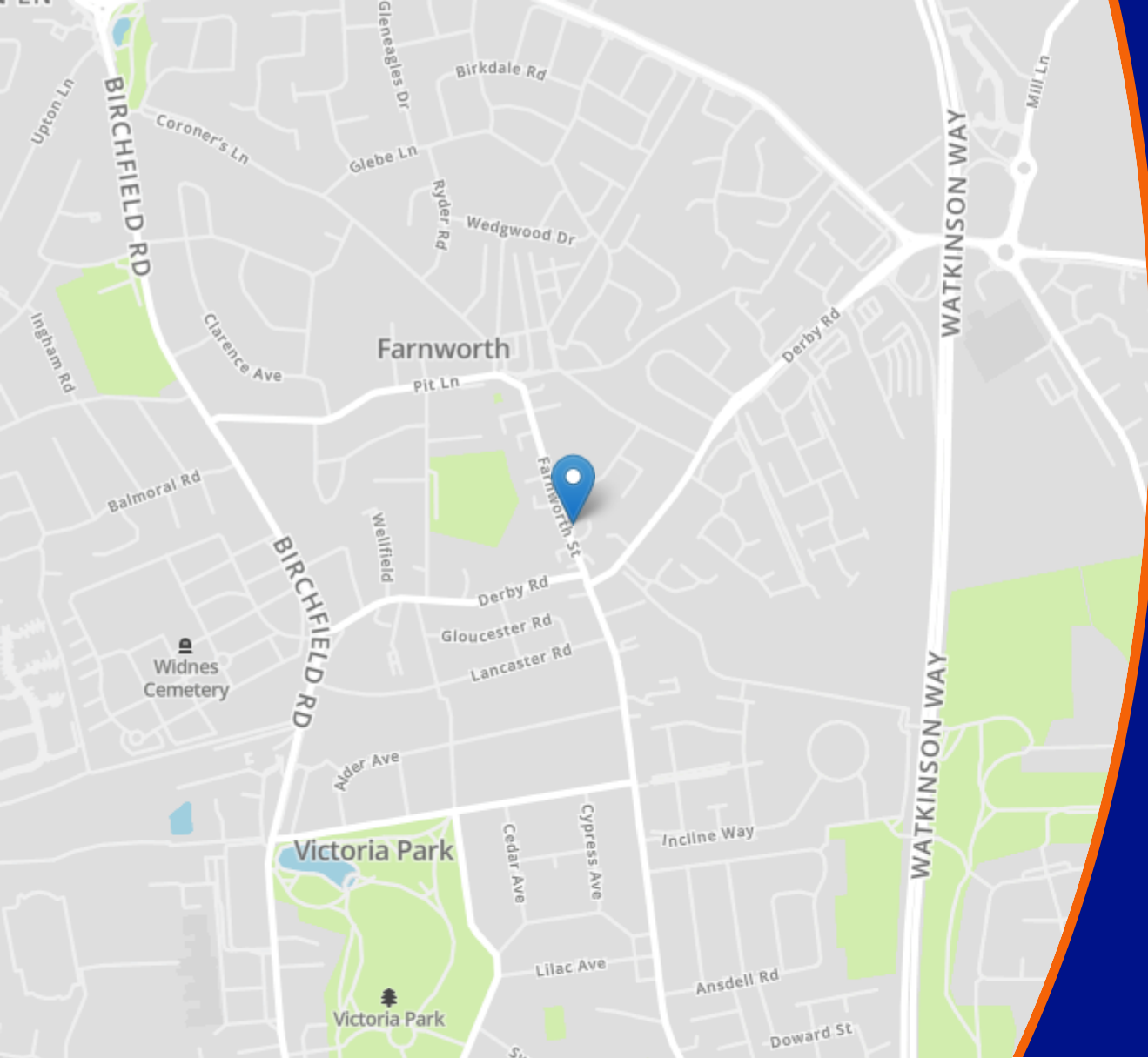
## External

### Front

Access via wrought iron gate, path leading to front entrance, planted borders.

### Allocated Parking

Off road parking allocated at the rear of the property.



Myler & Co

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