



# 23 Lanark Gardens

Widnes, WA8 9DT



0151 424 5100  
[info@mylerestates.com](mailto:info@mylerestates.com)





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Offers Over £100,000

Offered to market this **FIRST FLOOR TWO BEDROOM APARTMENT**. Located on popular **UPTON ROCKS DEVELOPMENT**. Close to local amenities, shops, schools, major road networks. Benefitting from UPVC double-glazing, electric heating, balcony. Viewings Highly recommended. Covid restrictions in place.





## Ground Floor

### Communal Entrance

Entered via secure entrance, stairs leading to first floor.

## First Floor

### Entrance Hall

Entered via wooden door, ceiling light, laminate to flooring, wall heater, doors leading to lounge, both bedrooms and bathroom.

### Lounge

4.46m x 3.24m (14' 8" x 10' 8")

Rear aspect UPVC double-glazed French doors leading to balcony, ceiling light, laminate to flooring, electric wall heater, door leading to kitchen.

### Kitchen

3.00m x 2.63m (9' 10" x 8' 8")

Rear aspect UPVC double-glazed window, recessed ceiling lights, tiles to flooring, electric wall heater, kitchen comprises a range of wall and base units with work surface over with matching splashback, stainless steel inset bowl and drainer with chrome mixer tap, stainless steel electric hob with chimney style extractor over and matching splashback, electric oven, space for fridge/freezer, integral washer/dryer, storage cupboard

## Bedroom One

4.79m x 2.66m (15' 9" x 8' 9")

Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, electric wall heater.

## Bedroom Two

3.24m x 2.66m (10' 8" x 8' 9")

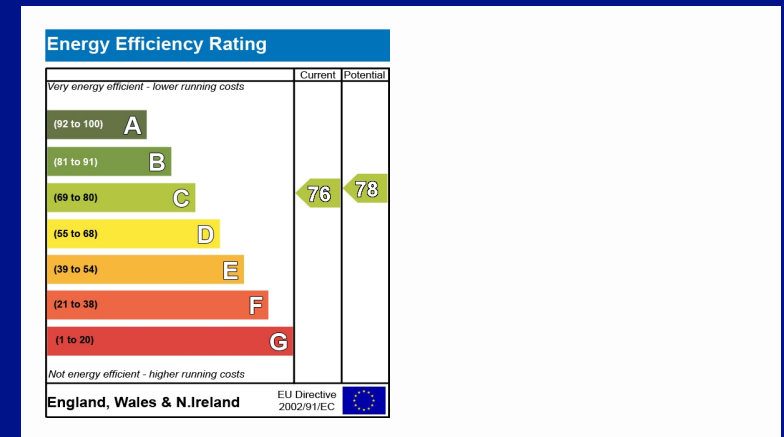
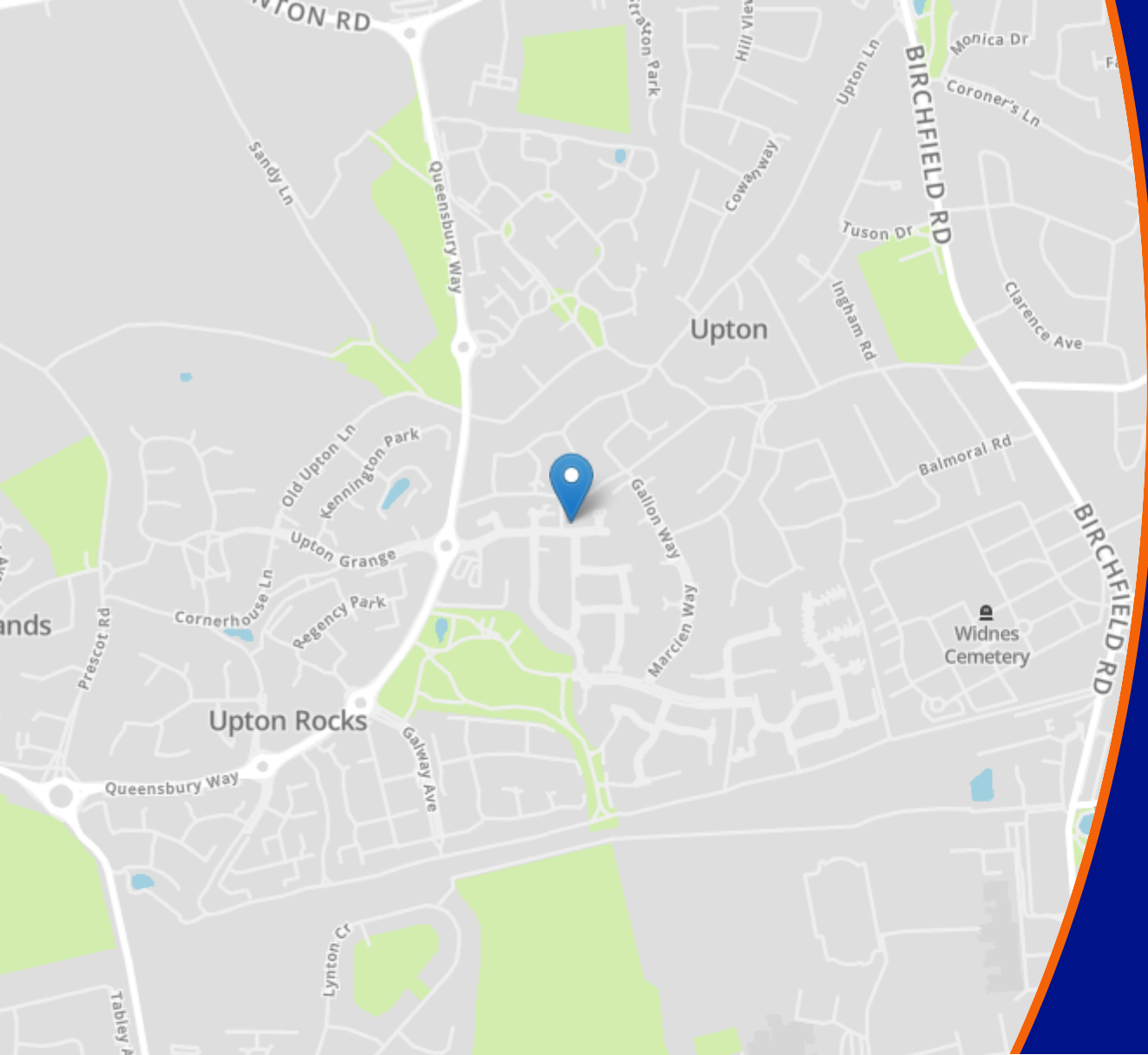
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, electric wall heater.

## Bathroom

Recessed ceiling lights, tiles to flooring, part-tiled walls, bathroom comprises of a three piece suite, concealed cistern, vanity styled unit housing, wash hand basin with chrome mixer tap, panel-enclosed bath with chrome mixer tap, thermostatic controlled mixer shower, curved shower screen, chrome heated towel rail

## External

### Allocated Parking Space



Myler & Co  
77, Albert Road, Widnes, Cheshire, WA8 6JS  
0151 424 5100  
info@mylerestates.com