



115 Upton Rocks Avenue

Widnes, WA8 9DA



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Offers Over £550,000

Mylers are pleased to offer to market this, FIVE BEDROOM DETACHED FAMILY HOME. Situated on popular and sought after location 'Upton Rocks' development. The property has been refurbished by current owners, benefitting from UPVC double-glazing, gas central heating, Integral DOUBLE GARAGE, LARGE CONSERVATORY, ELECTRIC CHARGING POINT, TWO EN-SUITES, downstairs CLOAKROOM, newly appointed KITCHEN and BATHROOM, enclosed rear and side garden, AMPLE OFF ROAD PARKING, close to local amenities and within catchment of excellent local schools, shops, major road and railway networks. Viewings are HIGHLY recommended.





Ground Floor

Entrance Hall

3.96m x 2.46m (13'0" x 8'1")
Entered via composite double glazed door, UPVC double glazed windows.

Lounge

3.86m x 5.05m (12'8" x 16'7")
Carpet to floor, ceiling light, radiator, gas fire in surround & UPVC double glazed patio doors leading to rear garden.

Cloakroom

1.75m x 1.35m (5'9" x 4'5")
Laminate to floor, ceiling light, radiator, hand wash basin and low level W/C.

Study / Toy Room

2.87m x 2.36m (9'5" x 7'9")
Laminate to floor, Ceiling light, Radiator, UPVC double glazed window.

Kitchen

4.83m x 5.05m (15'10" x 16'7")
Tiles to floor, ceiling spot lights, radiator, UPVC double glazed windows. Kitchen comprises of a range of modern bespoke wall & base units with beautiful quartz worktops over carried through to kitchen island. Kitchen boasts a range style cooker with extractor canopy over, integrated appliances and wine cooler, stainless steel sink with mixer tap.

Utility Room

2.74m x 1.63m (9'0" x 5'4")
Tiles to floor, Range of wall and base units with quartz worktop over, stainless steel sink and UPVC double glazed window. Composite door with access to integral garage.

Dining Room

4.55m x 3.33m (14'11" x 10'11")
Carpet to floor, feature ceiling light, radiator, UPVC double glazed windows and patio doors leading to conservatory.

Conservatory

5.49m x 3.33m (18'0" x 10'11")
Laminate to floor, Ceiling spot lights, radiator, UPVC double glazed windows and patio doors leading to rear garden.

First Floor

Stairs & Landing

Carpet to floor, Statement ceiling light, UPVC double glazed arch window, doors to bedrooms and bathroom.

Master Bedroom

5.05m x 3.35m (16'7" x 11'0")
Carpet to floor, ceiling light, radiator, UPVC double glazed windows. Master bedroom has a range of built in wardrobes, archway to dressing room area and master en-suite.

En-Suite

2.26m x 2.13m (7'5" x 7'0")
Tiles to wall and floor, ceiling spot lights, UPVC double glazed obscured window, chrome heated towel rail, chrome shower cubicle, pedestal hand wash basin & low level W/C.

Dressing Area

2.69m x 2.13m (8'10" x 7'0")
Carpet to floor, ceiling spot lights, door to En-suite.

Bedroom Two

3.07m x 3.61m (10'1" x 11'10")
Carpet to floor, ceiling light, radiator, UPVC double glazed bay window, door to En-suite.

En-Suite

2.16m x 1.55m (7'1" x 5'1")
Tiles to wall and floor, Chrome shower cubicle, pedestal hand wash basin, low level W/C.

Bedroom Three

2.77m x 2.49m (9'1" x 8'2")
Laminate to floor, ceiling light, radiator, UPVC double glazed window.

Bedroom Four

3.61m x 2.64m (11'10" x 8'8")
Carpet to floor, Ceiling light, radiator, UPVC double glazed window.

Bedroom Five

3.56m x 2.26m (11'8" x 7'5")
Carpet to floor, Ceiling light, radiator, UPVC double glazed window.

Family Bathroom

2.36m x 2.16m (7'9" x 7'1")
Tiles to wall and floor, ceiling spot lights, UPVC double glazed obscured window, Heated chrome towel rail, panel enclosed bath, pedestal hand wash basin & low level W/C.

External

Front

Large paved driveway providing space for off road parking and access to double garage and side access to rear or property.

Integral Double Garage

Integral Double garage with access from front of the property.

Rear & Side Garden

Bound by wood panel fencing, paved patio area leading to well maintained good size lawn and designated play area which is a great addition to any family home.

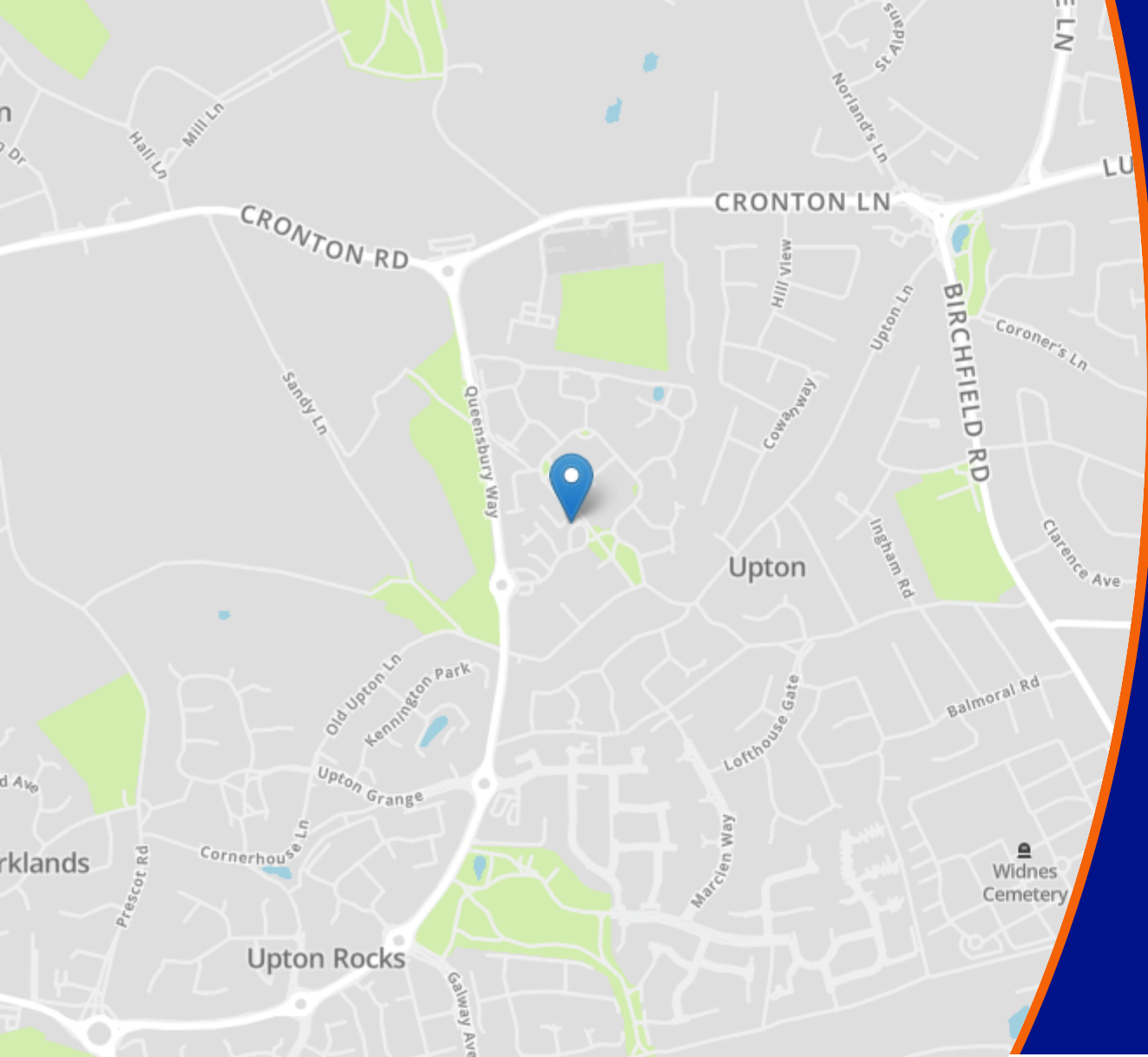
Notes

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. If applicable floorplans are for guide purposes only and all dimensions are approximate.

Additional Comments

More Information from this agent.

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