



14 Guernsey Road
Widnes, WA8 3YH



0151 424 5100
info@mylerestates.com



Guernsey Road

Widnes, WA8 3YH

OFFERS OVER £230,000

Offered to market this converted **THREE BEDROOM, SEMI-DETACHED, FAMILY HOME, FREEHOLD**, Beautifully decorated, Benefitting from UPVC double-glazed window, open plan **LOUNGE/DINING AREA, FAMILY ROOM/STUDY**, OFF ROAD **PARKING**, well maintained front and rear gardens, Spacious driveway, close to local amenities, schools, major road and railway networks, located on popular **WEATES CLOSE DEVELOPMENT. EARLY VIEWING HIGHLY RECOMMENDED.**





Ground Floor

Entrance Hall

Entered via double-glazed door, front aspect UPVC double-glazed window, ceiling light, laminate to flooring, doors leading to lounge & family room.

Lounge/Dining Room

7.07m x 3.37m (23' 2" x 11' 1")

Front aspect UPVC double-glazed window, two ceiling lights, two radiators, rear aspect UPVC double-glazed French doors leading to rear garden, log effect electric burner, storage cupboard, stairs leading to first floor, door leading to kitchen.

Kitchen/Breakfast Room

5.80m x 3.01m (19' 0" x 9' 11")

Kitchen

Rear aspect UPVC double-glazed window, ceiling light, tiles to flooring, door leading to rear garden, kitchen comprises of a range of wall and base units with square edge work surface over and matching splashback, composite sink and drainer with mixer tap, stainless steel electric oven, stainless steel 5 ring burner with matching splashback, chimney style extractor fan.

Breakfast Area

Side aspect UPVC double-glazed window, ceiling light, tiles to flooring, radiator, space for full height fridge/freezer.

Family Room/Study

5.00m x 2.38m (16' 5" x 7' 10")

Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator. door leading to storage cupboard, housing space and plumbing for a washing machine and dryer, work surface.

First Floor

Stairs & Landing

Side aspect UPVC double-glazed window, ceiling light, doors leading to all three bedrooms and bathroom.

Bedroom One

3.50m x 3.20m (11' 6" x 10' 6")

Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Two

3.45m x 3.22m (11' 4" x 10' 7")

UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Bedroom Three

2.52m x 2.52m (8' 3" x 8' 3")

UPVC double-glazed window, ceiling light, laminate to flooring, radiator, a range of fitted wardrobes.

Bathroom

UPVC double-glazed obscured window, fully tiled walls and flooring, chromed heated towel rail, bathroom comprises of a three piece white suite, hidden cistern WC with vanity styled unit housing wash hand basin with chrome mixer tap, panel-enclosed shower bath with wall mounted electric shower, shower screen, storage cupboard.

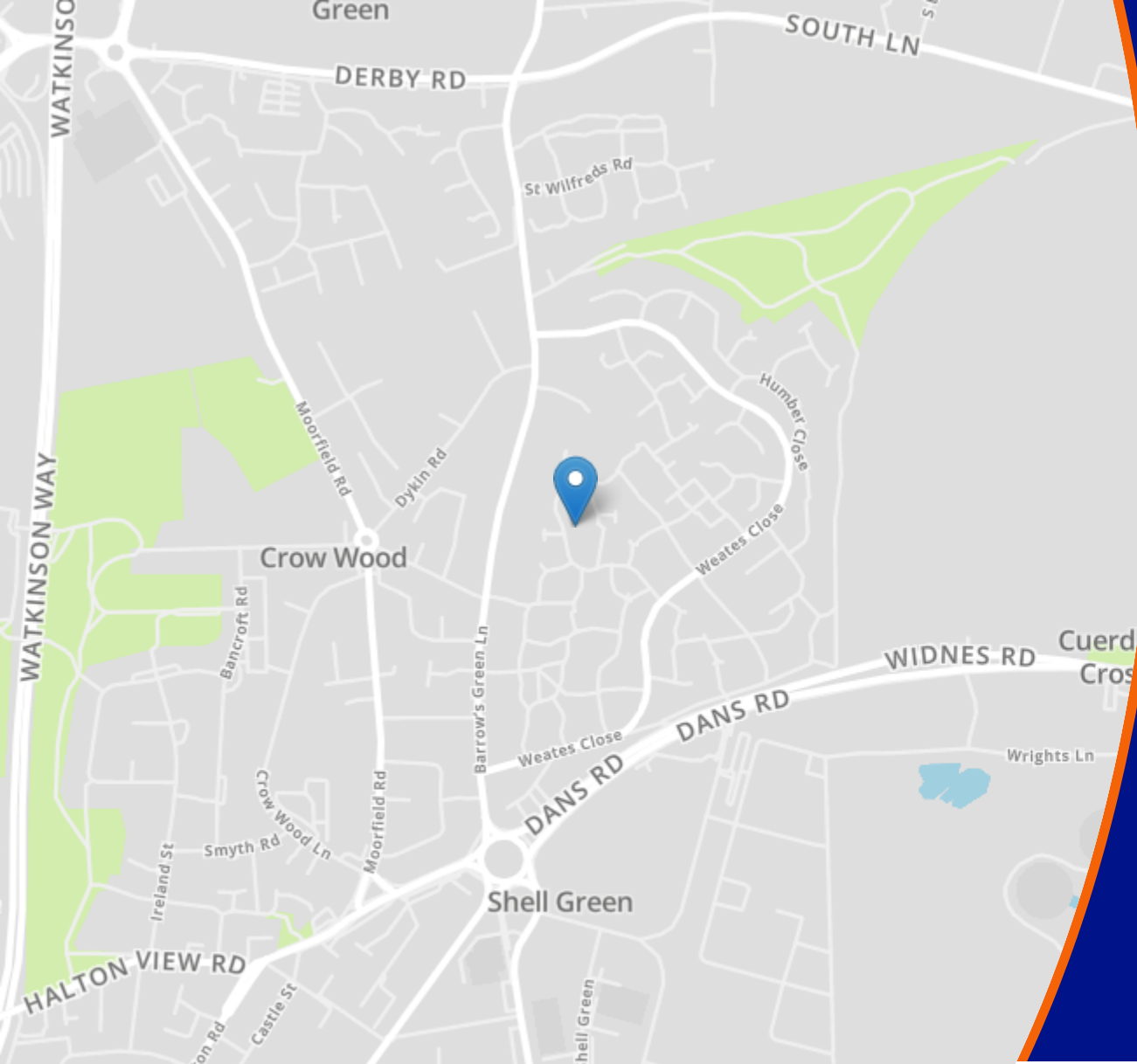
External

Rear Garden

Bound by wood panel fencing, laid to lawn with planted borders, patio area to rear of garden.

Front Garden

Open plan garden, laid to lawn with paved path providing off road parking, access to rear garden.



Myler & Co

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

0151 424 5100

info@mylerestates.com