



28 St Mawes Close
Widnes, WA8 7NR



0151 424 5100
info@mylerestates.com



St Mawes Close

Widnes, WA8 7NR

Offer in Excess of £250,000

Offered to market with NO ONWARD CHAIN, this THREE BEDROOM SEMI DETACHED FAMILY HOME, requires some modernisation , benefitting from UPVC double-glazing, gas central heating, INTEGRAL GARAGE, OFF ROAD PARKING, PRIVATE REAR GARDEN with views overlooking GOLF COURSE, close to local amenities, shops, schools - ORMISTON CHADWICK ACADEMY, major road and railway networks, viewing is highly recommended.





Ground Floor

Porch

Entered via UPVC double-glazed French door leading to front entrance.

Entrance Hall

Ceiling light, carpet to flooring, radiator, stairs to first floor, doors leading to lounge, sitting room & kitchen.

Front Reception

4.03m x 3.48m (13' 3" x 11' 5")

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

Lounge

4.71m x 3.50m (15' 5" x 11' 6")

Rear aspect UPVC double-glazed sliding patio door, ceiling light, carpet to flooring radiator, brick built fire surround with inset coal-effect gas fire.

Kitchen

4.06m x 3.81m (13' 4" x 12' 6")

Rear aspect UPVC double-glazed windows, ceiling lights, laminate to flooring, radiator, door leading to rear garden, kitchen comprises of a range of wall and base units with work surface over, stainless steel 1½ bowl sink and drainer with chrome mixer tap, stainless steel gas hob, electric oven, space and plumbing for a washing machine, spaces for refrigerator.

First Floor

Stairs & Landing

Ceiling light, carpet to flooring, doors leading to all three bedrooms and bathroom.

Bedroom One

4.22m x 3.48m (13' 10" x 11' 5")

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

Bedroom Two

3.50m x 3.37m (11' 6" x 11' 1")

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

Bedroom Three

30.2m x 2.34m (99' 1" x 7' 8")

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

Bathroom

UPVC double-glazed window, ceiling light, carpet to flooring, radiator. Bathroom comprises of a three piece suite, low level WC, pedestal wash hand basin, panel-enclosed bath, fully tiled walls.

External

Front

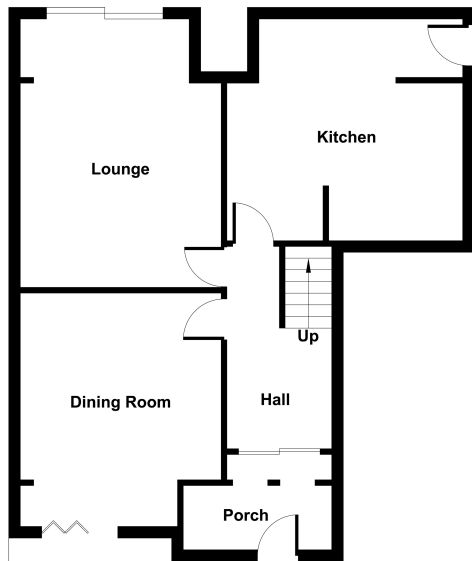
Open plan garden, laid to paving offering parking for Two vehicles, access to garage, planted shrubs and borders, wrought iron gated access leading to rear of property..

Garage

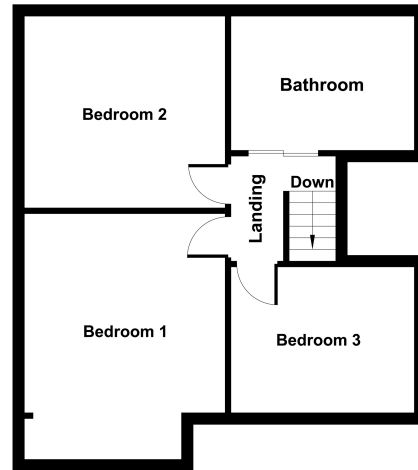
Up and over door.

Rear Garden

Bound by wood panel fencing, laid to lawn with mature planted borders, views overlooking golf course.



Ground Floor



First Floor



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