



128 Kingsway
Widnes, WA8 7QR



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Kingsway

Widnes, WA8 7QR

Offers in Region of £295,000

Offered to market this EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME, benefitting from UPVC double-glazed window, gas central heating, TWO RECEPTION ROOMS, EN-SUITE TO MASTER BEDROOM, downstairs toilet/utility room, INTEGRAL GARAGE, AMPLE OFF ROAD PARKING, popular location close to TOWN CENTRE, schools, major road and WIDNES NORTH railway station and walking distance to VICTORIA PARK. Viewing is HIGHLY recommended.





Ground Floor

Porch

Entered via UPVC double-glazed door, glazed units, laminate to flooring, door leading to entrance hall.

Entrance Hall

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

Sitting Room/Bedroom

4.47m x 3.43m (14' 8" x 11' 3")
Front aspect UPVC double-glazed bay window, ceiling light, decorative coving to ceiling, laminate to flooring, radiator, decorative picture rail, feature fire surround with matching inset and hearth, coal-effect gas fire. Currently used as an additional bedroom.

Lounge

4.30m x 3.44m (14' 1" x 11' 3")
Rear aspect UPVC double-glazed French doors leading to Summer Room, ceiling light, decorative coving, two wall lights, carpet to flooring, radiator, decorative picture rail, recessed working log burner stove.

Summer Room

3.83m x 2.57m (12' 7" x 8' 5")
Side and rear UPVC double-glazed windows, Velux styled window, ceiling light, laminate to flooring with electric underfloor heating, UPVC double-glazed French door leading to rear garden.

Kitchen/Breakfast Room

5.90m x 5.00m (19' 4" x 16' 5")
Rear aspect UPVC double-glazed windows, French door leading to rear garden, recessed ceiling lights, laminate to flooring with electric under flooring heating, radiator, kitchen comprises of a range of wall and base units with work surface over, freestanding island comprising of storage space and a gas hob with contemporary styled extractor fan over and breakfast bar, stainless steel sink and drainer with chrome mixer tap, integral double eye level electric oven, integral items include dishwasher, freezer and refrigerator.

Rear Hall

Ceiling light, tiles to flooring, storage area, doors leading to cloakroom, utility and integral garage.

Cloakroom/Utility Room

2.18m x 1.79m (7' 2" x 5' 10")
Recessed ceiling lights, tiles to flooring, work surface with wash hand basin, space and plumbing for a washing machine and tumble dryer, low level WC.

First Floor

Stairs & Landing

Wall light, carpet to flooring, doors leading to all four bedrooms and family bathroom.

Bedroom One

4.67m x 2.78m (15' 4" x 9' 1")
Front aspect UPVC double-glazed bow window, ceiling light, carpet to flooring, radiator, double fitted wardrobe, door leading to en-suite.

Bathroom

UPVC double-glazed obscured window, ceiling light, laminate to flooring, radiator, panel enclosed bath jacuzzi styled bath with surround sound system, mood lighting to bath, ceiling and bathroom mirror, mixer shower over, vanity styled unit housing wash hand basin, concealed cistern WC, part-tiled walls.

Bedroom Two

4.46m x 3.46m (14' 8" x 11' 4")
Front aspect UPVC double-glazed bay window, ceiling fan light, laminate to flooring, radiator, two double wardrobes.

Bedroom Three

4.50m x 3.46m (14' 9" x 11' 4")
Rear aspect UPVC double-glazed window, ceiling light, laminate to flooring, radiator.

Bedroom Four

2.42m x 2.02m (7' 11" x 6' 8")
Front aspect UPVC double-glazed bow window, ceiling light, carpet to flooring, radiator.

Family Bathroom

UPVC double-glazed obscured window, ceiling light, laminate to flooring, radiator, bathroom comprises of a three piece white suite, panel-enclosed shower bath with thermostatic controlled mixer shower, shower screen, wash hand basing with chrome mixer tap, low level WC, part tiled walls.

External

Front

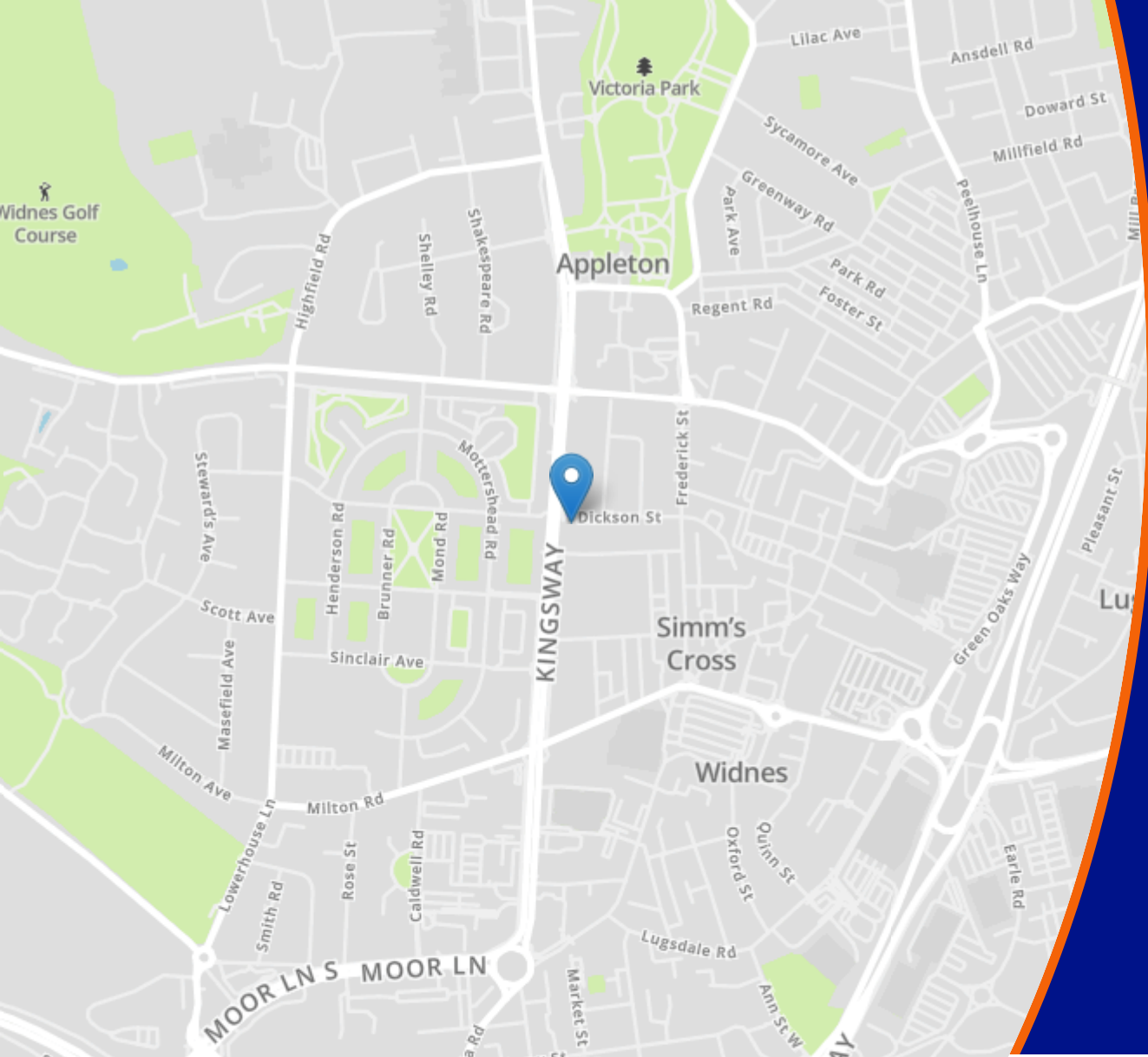
Access via double wrought iron gates, Bound by brick walls and wood panel fencing, laid to paving providing ample off road parking with access to garage.

Integral Garage

Up an dover metal door, full mains power and lighting.

Rear Garden

Bound by wood panel fencing, raised area laid to lawn with paved patio area, additional decked patio area.



Myler & Co

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