



56 Birchfield Road

Widnes, WA8 7SZ



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# Birchfield Road

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Offers in Region of £250,000

Offered to market with NO ONWARD CHAIN this VICTORIAN TERRACED FAMILY HOME. Benefitting from UPVC double-glazed windows, gas central heating, THREE BEDROOMS, THREE RECEPTION ROOMS comprising of some original features including decorative coving to walls and ceilings, downstairs cloak room. Located in NORTH WIDNES close to local amenities, shops, schools, walking distance to VICTORIA PARK, WIDNES NORTH railway station, MAJOR ROAD NETWORKS including. Viewing highly recommended to fully appreciate what the property has to offer.





## Ground Floor

### Entrance Hall

Entered via wooden double glazed door, tiles to flooring and internal door to hall way.

### Hallway

Tiles to flooring, two ceiling lights, radiator, stairs to first floor, doors to lounge, sitting room, dining room and cloakroom.

### Lounge

5.18m x 3.74m (17' 0" x 12' 3")  
Carpet to flooring, UPVC double glazed bay window, ceiling light, three wall lights, coal effect gas fire in chrome surround and radiator.

### Sitting Room

4.55m x 3.54m (14' 11" x 11' 7")  
Laminate to flooring, UPVC double glazed window, coal effect gas fire in surround, ceiling light, three wall lights and radiator.

### Cloak Room

Tiles to flooring, ceiling light, low level W.C and vanity hand wash basin.

### Dining Room

4.49m x 3.38m (14' 9" x 11' 1")  
Tiles to flooring, ceiling light and UPVC double glazed window.

### Kitchen

Tiles to flooring, UPVC double glazed window, UPVC double glazed door to rear garden, ceiling spot lights, wall with base units, work surfaces over, 1½ sink with mixer tap, breakfast bar, range master 6 ring hob cooker with extractor canopy over and integral dishwasher.

## Utility Room

3.52m x 1.59m (11' 7" x 5' 3")  
Tiles to flooring, range of wall with base units, ceiling light, full height fridge freezer, space and plumbing for washing machine.

## First Floor

### Stairs & Landing

Wooden / oak stair case with glass banister, wooden flooring, doors to all three bedrooms and bathroom.

### Bedroom One

9.95m x 5.15m (32' 8" x 16' 11")  
Laminate to flooring, radiator, ceiling light, UPVC double glazed bay window, range of fitted wardrobes and storage cupboard.

### Bedroom Two

3.87m x 3.38m (12' 8" x 11' 1")  
Carpet to flooring, ceiling light, radiator and UPVC double glazed window.

### Bedroom Three

2.52m x 1.81m (8' 3" x 5' 11")  
Laminate to flooring, ceiling light and UPVC double glazed window.

### Bathroom

Carpet / tiles to flooring, ceiling spot lights, chrome shower cubicle, pannel enclosed bath, low level W.C and vanity hand wash basin.

## External

### Front Garden

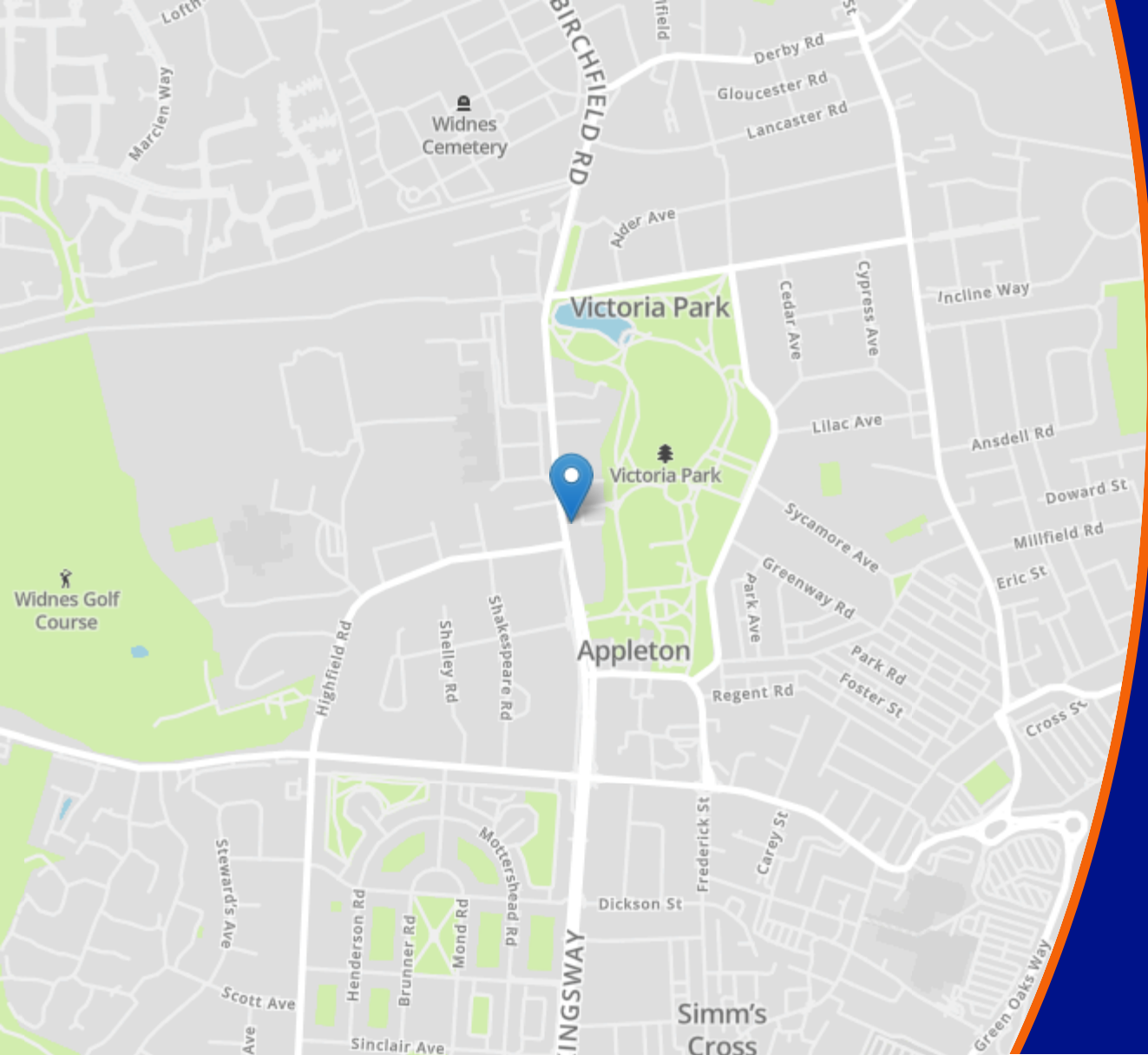
Paved pathway, brick walls with gate for access.

### Rear Garden

Bounded by brick walls, paved yard area with gate for rear access.







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