



4 Newbury Close  
Widnes, WA8 9YX



0151 424 5100  
info@mylerestates.com



# Newbury Close

Widnes, WA8 9YX

Asking Price £340,000

**NEW** to the market this **FOUR BEDROOM** detached property. Situated in a highly desirable area of **WIDNES**, with great transport networks close to local amenities, Schools and **WIDNES NORTH RAILWAY STATION**. Benefiting from **OFF ROAD PARKING**, integral garage, en-suite to master and two spacious gardens this property would make an **IDEAL FAMILY HOME**. Viewing **HIGHLY recommended**, by appointment **ONLY**.





## Ground Floor

### Entrance Hall

UPVC Double glazed door, light to ceiling, radiator, door to cloakroom, lounge and kitchen, stairs to first floor.

### Cloakroom

UPVC Double glazed window, light to ceiling, radiator, wash hand basin and pedestal, low level WC, vinyl to floor.

### Lounge

5.95m x 3.41m (19' 6" x 11' 2")  
Two UPVC Double glazed window, lights to ceiling, two radiators, coal effect electric fire in surround, double doors to diner, carpet to floor.

### Dining Room

3.72m x 2.79m (12' 2" x 9' 2")  
UPVC Double glazed doors to conservatory, light to ceiling, radiator, door to kitchen, carpet to floor.

### Conservatory

2.96m x 2.90m (9' 9" x 9' 6")  
UPVC Double glazed windows and french doors to garden, ceiling light fan, radiator, tiled floor.

### Kitchen

3.65m x 2.48m (12' 0" x 8' 2")  
UPVC Double glazed window, light to ceiling, radiator, tiled floor. Kitchen comprises a range of wall and base units, 11/2bowl sink and mixer, high level double oven, electric hob and extractor fan, integral dishwasher and fridge, archway to utility room.

### Utility Room

2.42m x 2.23m (7' 11" x 7' 4")  
UPVC Double glazed window and door to garden, light to ceiling, tiled floor. Kitchen comprises a range of wall and base units, space for washer and fridge freezer, door to storage room.

### Storage Room

Light to ceiling, radiator, space for tumble dryer, carpet to floor.

## First Floor

### Stairs and Landing

UPVC Double glazed window, light to ceiling, doors to four bedrooms and bathroom, carpet to floor.

### Bedroom One

3.59m x 3.56m (11' 9" x 11' 8")  
UPVC Double glazed window, light to ceiling, radiator, door to en-suite, carpet to floor.

### En-suite

Light to ceiling, radiator, shower cubicle with electric shower, wash hand basin and pedestal, low level WC, fitted storage cupboard, tiled floor and walls.

### Bedroom Two

3.08m x 3.0m (10' 1" x 9' 10")  
UPVC Double glazed window, light to ceiling, radiator, range of fitted wardrobes, carpet to floor.

### Bedroom Three

3.0m x 2.22m (9' 10" x 7' 3")  
UPVC Double glazed window, light to ceiling, radiator, carpet to floor.

### Bedroom Four

2.44m x 1.98m (8' 0" x 6' 6")  
UPVC Double glazed window, light to ceiling, radiator, range of fitted wardrobes, carpe to floor.

### Bathroom

UPVC Double glazed window, light to ceiling, radiator, bath with bath shower mixer tap, low level wc, wash hand basin and pedestal, tiled floor.

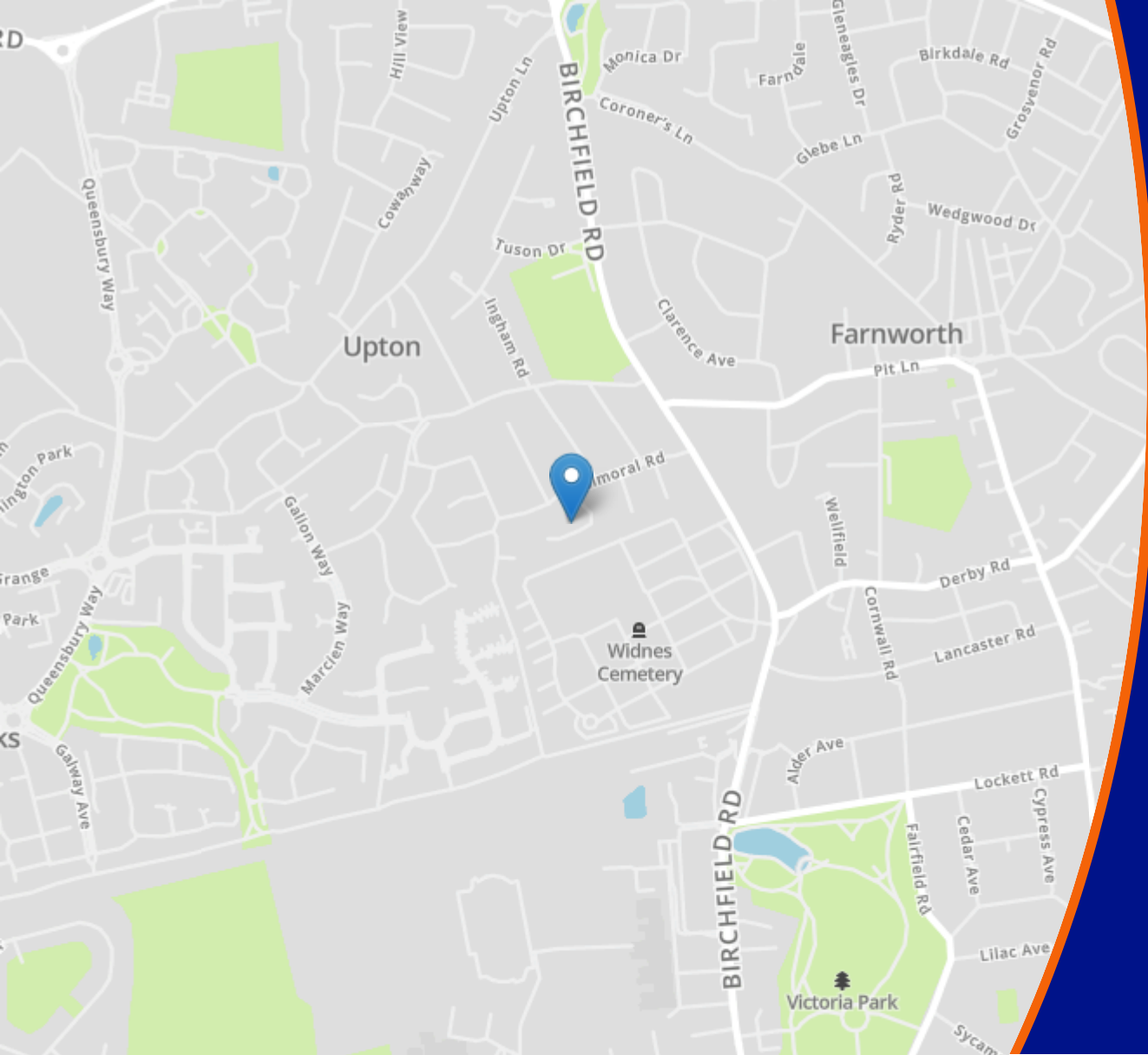
### External

#### Front Garden

Paved driveway allowing off road parking and access to garage, low maintenance lawn.

#### Rear Garden

Paved patio area, lawn with shrub planted borders.



Myler & Co

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

0151 424 5100

[info@mylerestates.com](mailto:info@mylerestates.com)