



84 Hanley Road
Widnes, WA8 8EW



0151 424 5100
info@mylerestates.com



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Asking Price £155,000

Offered to market this **THREE BEDROOM MID TOWN HOUSE**, this is an ideal **FIRST TIME BUYER OPPORTUNITY**, the property benefits from **UPVC double-glazing**, gas central heating, open plan lounge/dining area, well appointed kitchen and bathroom. The property is located in the **DITTON** area of **WIDNES**, close to local amenities shops, schools including **ORMISTON CHADWICK ACADEMY**, close to **HOUGH GREEN** railway station and major road networks. Viewing is **HIGHLY recommended**





Ground Floor

Entrance Hall

Entered via UPVC double-glazed door with UPVC double glazed unit, ceiling light, laminate to flooring, radiator, doors leading to kitchen and lounge, under stairs storage, stairs leading to first floor.

Kitchen

2.86m x 2.32m (9' 5" x 7' 7")

Rear aspect UPVC double-glazed window, UPVC double-glazed door leading to rear garden, recessed ceiling light, laminate to flooring. Kitchen comprises of a range of wall and base units with work surface over, stainless steel sink and drainer with chrome mixer tap, Induction hob with extractor hood over, electric oven, space and plumbing for a washing machine, spaces for refrigerator, freezer.

Lounge

6.34m x 3.47m (20' 10" x 11' 5")

Front aspect UPVC double-glazed window, rear aspect UPVC double-glazed French door leading to rear garden, two ceiling lights, two wall lights, laminate to flooring, two radiators.

First Floor

Stairs & Landing

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

Bedroom One

3.62m x 3.51m (11' 11" x 11' 6")

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

Bedroom Two

3.51m x 2.67m (11' 6" x 8' 9")

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

Bedroom Three

3.63m x 2.12m (11' 11" x 6' 11")

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

Bathroom

Two rear aspect UPVC double-glazed obscured window, recessed ceiling light, tiles to flooring, chrome heated towel rail, fully tiled walls, bathroom comprises of a three piece suite, low level WC, half pedestal wash hand basin with chrome mixer tap, panel-enclosed curved shaped shower bath with thermostatic controlled mixer shower, curved shower screen.

External

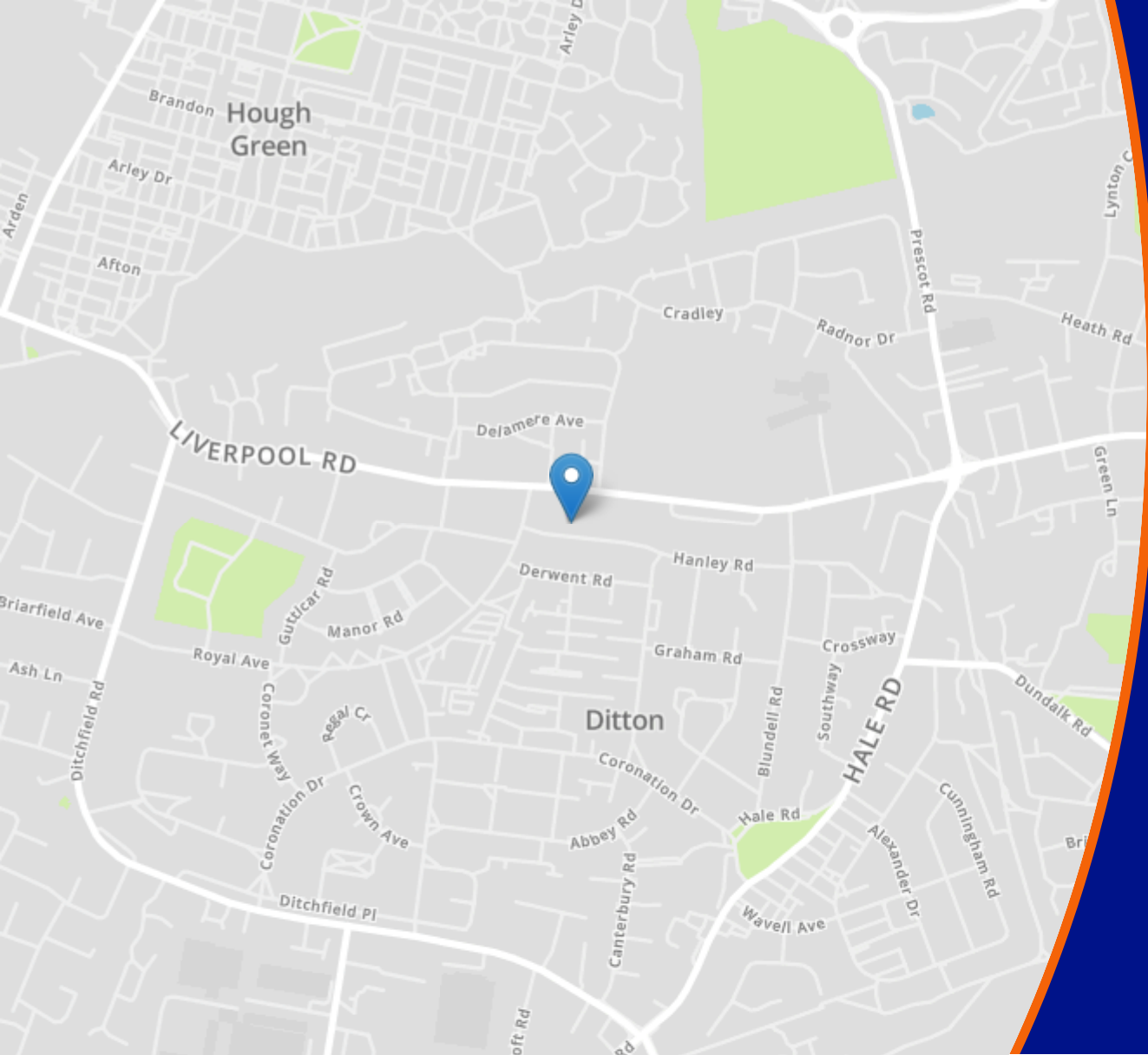
Front

Bound by wood panel fencing, off road parking laid to paving, shared alley leading to rear garden.

Rear

bound by wood panel fencing, laid to lawn with paved patio area, brick out house providing external storage, additional paved patio located at the rear of the garden.





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