



# 50 Honey Spot Crescent

Widnes, WA8 3AL



0151 424 5100  
info@mylerestates.com



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Asking Price £259,950

DELIGHTED to offer to the market this **THREE BEDROOM** semi-detached property. This Redrow built **FAMILY HOME** is situated on the popular **DEVELOPMENT** off **BARROWS GREEN LANE**. Within walking distance to **SUNNY BANK WOODLAND PARK** and easy access to major road, Motorway links & Widnes North Railway Station. Close to Farnworth Village amenities, popular primary schools and Wade Deacon Academy. This property benefits from **OFF ROAD PARKING**, detached garage, **EN-SUITE** to master bedroom and **WELL PRESENTED** throughout with enclosed rear garden. **VIEWING HIGHLY RECOMMENDED.**





## Ground Floor

### Entrance Hall

Composite Double glazed door, lights to ceiling, radiator, stairs to first floor, door to cloakroom, under stairs storage cupboard, lounge and kitchen, laminate to floor.

### Cloakroom

UPVC Double glazed window, light to ceiling, radiator, wall mounted wash basin, low level WC, laminate to floor.

### Lounge

5m x 3.28m (16' 5" x 10' 9")  
UPVC Double glazed window, light to ceiling, radiator, laminate to floor.

### Kitchen Area

5.38m x 3.26m (17' 8" x 10' 8")  
UPVC Double glazed window, light to ceiling, laminate to floor. Kitchen comprises a range of wall and base units, stainless steel double oven, gas hob and extractor canopy, integral dish washer, fridge freezer, space for washer dryer, under stairs cupboard housing space and plumbing for a washing machine and tumble dryer.

### Dining Area

UPVC Double glazed french doors to garden, light to ceiling, radiator, laminate to floor.

## First Floor

### Stairs and Landing

UPVC Double glazed window, doors to three bedrooms, light to ceiling, radiator, bathroom, storage cupboard, carpet to floor.

### Bedroom One

3.42m x 3.3m (11' 3" x 10' 10")  
Front aspect UPVC Double glazed window, light to ceiling, radiator, two double built in wardrobes, door to en-suite, carpet to floor.

### En-Suite

Spot lights to ceiling, heated chrome towel rail, double shower cubicle with chrome mixer tap, wall mounted wash hand basin, low level WC, laminate to flooring.

### Bedroom Two

3.57m x 3.30m (11' 9" x 10' 10")  
UPVC Double glazed window, light to ceiling, radiator, built in double wardrobe, carpet to floor.

### Bedroom Three

2.55m x 2.64m (8' 4" x 8' 8")  
UPVC Double glazed window, light to ceiling, radiator, carpet to floor.

### Bathroom

UPVC Double glazed window, light to ceiling, heated chrome towel rail, bath with chrome mixer shower, wall mounted wash hand basin, low level WC, laminate to flooring.

### External

#### Front Garden

Paved driveway allowing off road parking, access to detached garage, low maintenance lawn to front, planted shrub borders.

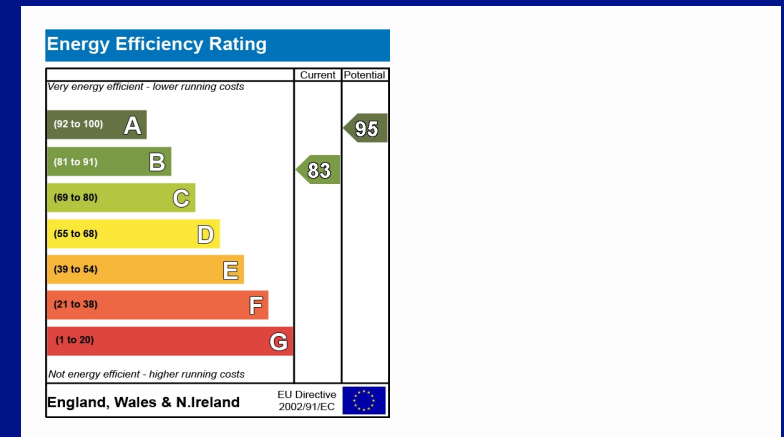
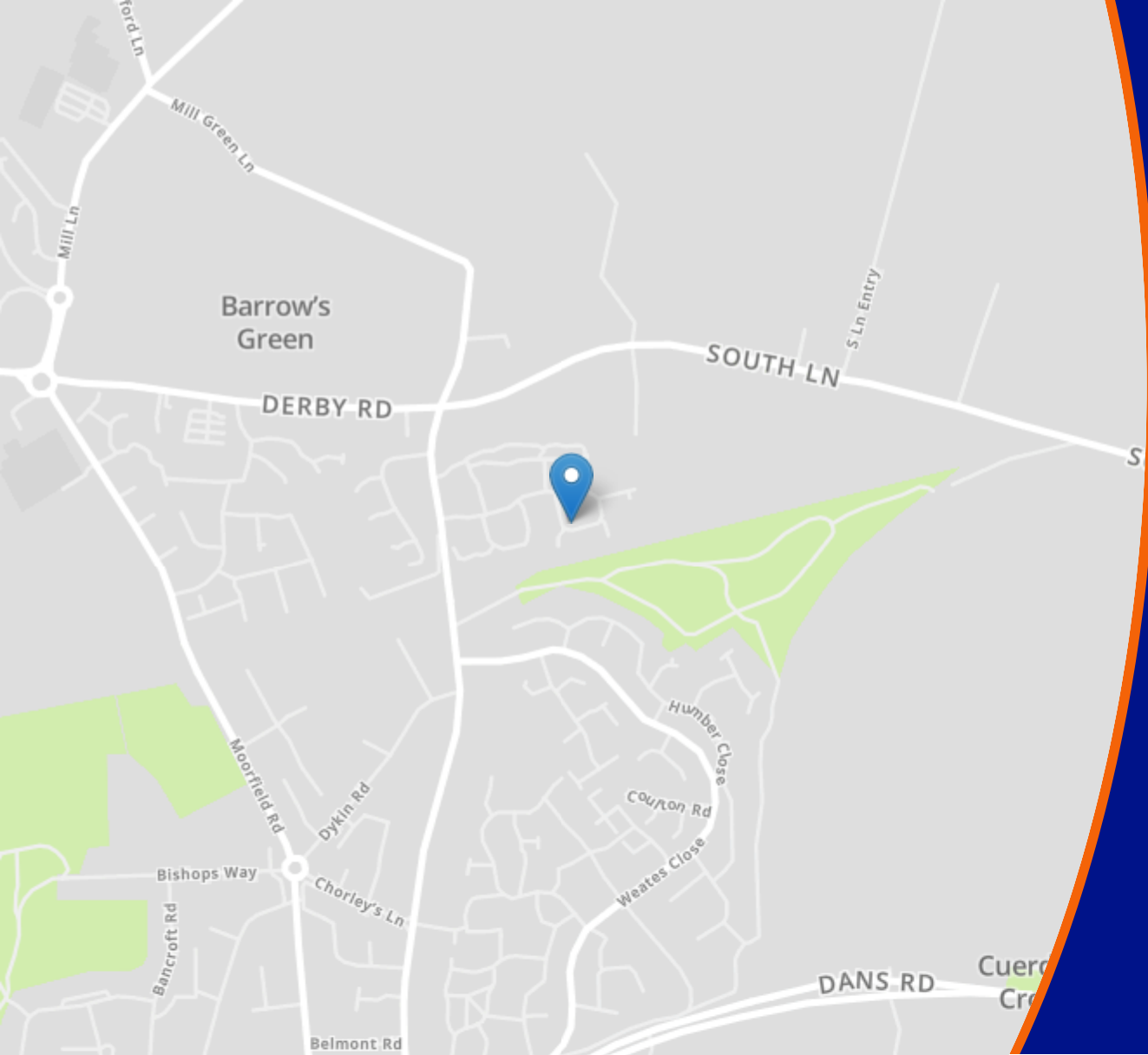
#### Rear Garden

Paved patio area, low maintenance lawn, planted shrub borders, bounded by wood panel fencing.

#### Detached Garage

Metal up and over doors, light and power.





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