



4 St Wilfreds Road

Widnes, WA8 3AE



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Asking Price £275,000

Offered to market this **FORMER SHOW HOME - THREE BEDROOM DETACHED FAMILY HOME**, located on popular **REDROW DEVELOPMENT** off **BARROW GREEN LANE**. Benefitting from **UPVC double-glazing** and **gas central heating**, immaculately presented throughout both internally and externally. An **IDEAL MODERN FAMILY HOME**. The property is situated in a **SEMI RURAL** location, yet close to local **PRIMARY SCHOOLS** and amenities, bus routes and **Widnes railway station**. Within walking distance to **FARNWORTH VILLAGE & SUNNYBANK park**. We **HIGHLY RECOMMEND** viewing of this property.





Ground Floor

Entrance Hall

Entered via composite door, ceiling light, carpet to flooring, radiator. Doors leading to cloakroom, lounge, dining room and storage cupboard, stairs to first floor.

Cloakroom

UPVC double-glazed window, ceiling light, tiles to flooring, two piece white suite comprising of a low level WC, wall mounted hand basin.

Lounge

4.75m x 3.45m (15' 7" x 11' 4")
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Kitchen/Dining Area

5.64m x 4.40m (18' 6" x 14' 5")

Kitchen

Rear aspect UPVC double-glazed window, ceiling light, tiles to flooring. Kitchen comprises of a range of wall and base units with work surface over, stainless steel 1½ bowl sink and drainer with chrome mixer tap, induction hob with chimney style extractor hood over, high level electric oven, integral microwave and fridge/freezer.

Dining Area

Rear aspect UPVC double-glazed French doors leading to paved patio area, ceiling light, tiles to flooring, radiator, storage cupboard housing washer/dryer.

First Floor

Stairs & Landing

UPVC double-glazed window, ceiling light, carpet to flooring, radiator. Doors leading to all three bedrooms, storage cupboard and bathroom.

Bedroom One

3.61m x 3.42m (11' 10" x 11' 3")
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator. Fitted with a range of fitted wardrobes, door leading to en-suite.

En-suite

UPVC double-glazed obscured window, ceiling light, tiles to flooring, chrome heated towel rail, comprising of a three piece white suite, low level WC, pedestal wash hand basin, chrome mixer tap, enclosed shower cubicle with chrome thermostatic controlled mixer, sliding shower door.

Bedroom Two

3.37m x 3.30m (11' 1" x 10' 10")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator. A range of fitted wardrobes.

Bedroom Three

3.48m x 2.19m (11' 5" x 7' 2")
UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

Family Bathroom

UPVC double-glazed obscured window, ceiling light, tiles to flooring, chrome heated towel rail, bathroom comprises of a three piece white suite, low level WC, pedestal wash hand basin with chrome mixer tap, panel-enclosed bath with fitted shower screen, chrome mixer tap and thermostatic controlled mixer tap, storage cupboard.

External

Front Garden

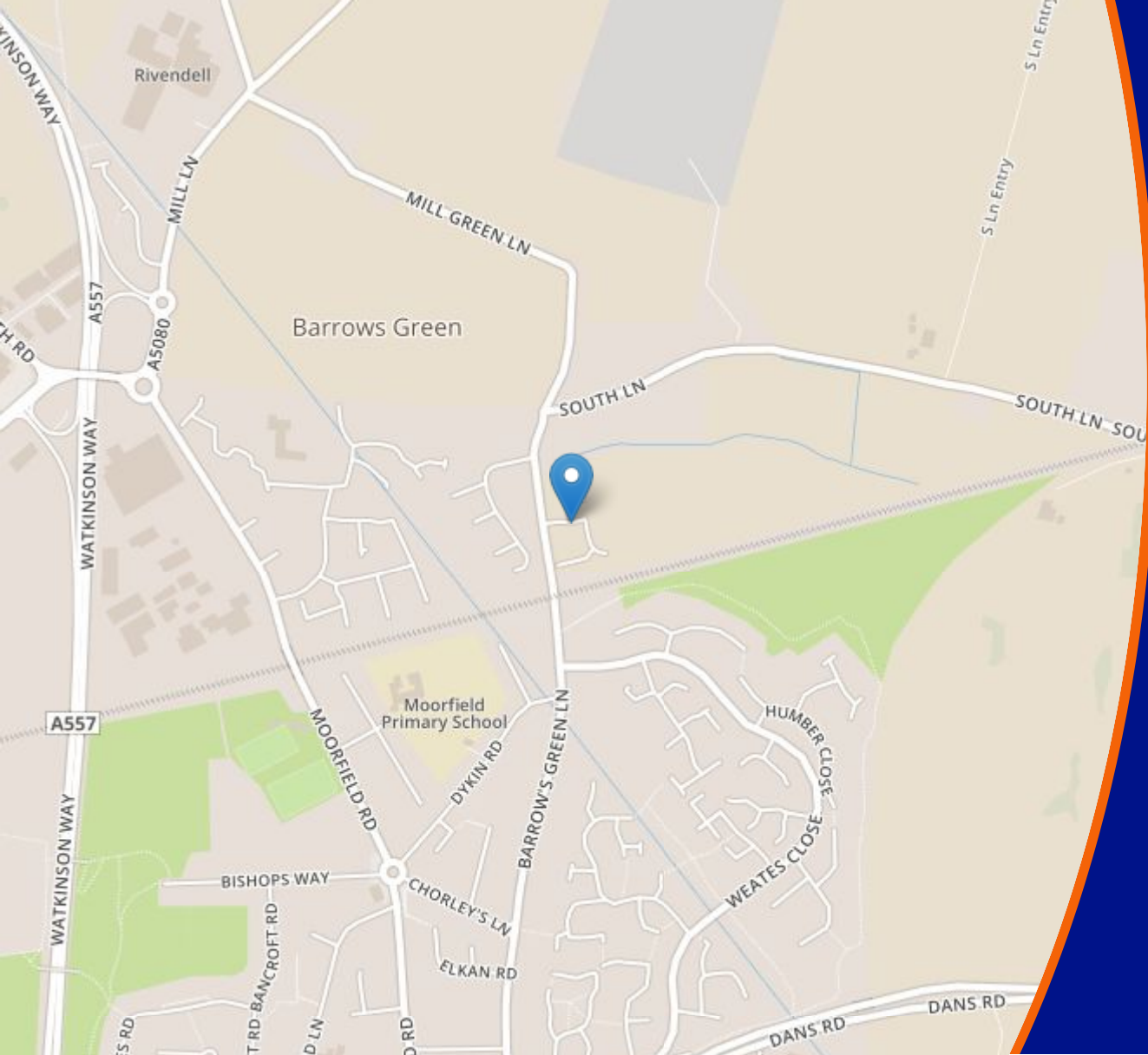
Well maintained garden, laid to lawn with mature planted borders, providing off road parking laid to tarmac, paved path to front entrance.

Rear Garden

Bound by wood panel fencing, well maintained garden, laid to lawn, with mature planted borders and shrubs.

Detached Garage

Up an dover door with mains power and lighting.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 to 100)	A		93	(92 to 100)	A	94	
(81 to 91)	B			(81 to 91)	B	84	
(69 to 80)	C			(69 to 80)	C		
(56 to 68)	D			(56 to 68)	D		
(39 to 54)	E			(39 to 54)	E		
(21 to 38)	F			(21 to 38)	F		
(1 to 20)	G			(1 to 20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC		England, Wales & N.Ireland		EU Directive 2002/91/EC	

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