

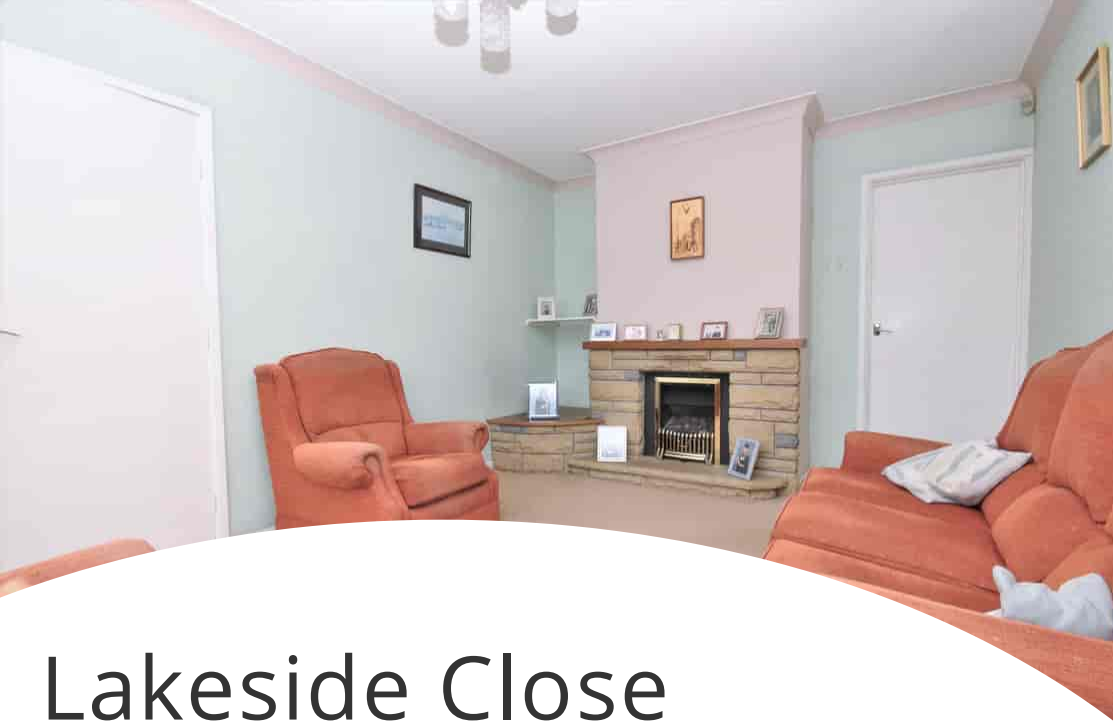


91 Lakeside Close

Widnes, WA8 8RQ



0151 424 5100
info@mylerestates.com



Lakeside Close

Widnes, WA8 8RQ

ASKING PRICE £235,000

Offered to market with **NO CHAIN** this **THREE BEDROOM** semi-detached house situated in a residential area off Ditchfield Road, cul-de-sac location sitting on a large corner plot. Close to local amenities including schools, shops and Hough Green Railway Station with mainline city links. The property benefits from UPVC double-glazing throughout, as well as off-road parking, **DETACHED** garage and enclosed **LARGE** rear garden. **VIEWINGS HIGHLY RECOMMENDED.**





AWAITING EPC

Ground Floor

Entrance Hall

Solid wood to floor, one ceiling light point, radiator and UPVC double-glazed door and window. Stairway leading to first floor with an under stairs storage cupboard. Doors leading to kitchen and lounge.

Lounge

460m x 3.29m (1509' 2" x 10' 10") 4.60m x 3.29m (15' 1" x 10' 10")

Carpet to floor, ceiling light point, UPVC double-glazed window. Coal effect gas fire and door leading to dining room.

Dining Room

3.16m x 2.77m (10' 4" x 9' 1")

Carpet to floor, ceiling light point, radiator and UPVC double-glazed patio doors to rear garden and door through to kitchen.

Kitchen

3.24m x 2.23m (10' 8" x 7' 4")

Laminate to floor, ceiling light point, UPVC double-glazed window and UPVC door to rear garden. Range of wall and base units with a one and a half bowl stainless steel sink and mixer tap. Plumbing and space for washing machine, as well as space for fridge freezer and a gas cooker.

First Floor

Stairs and Landing

Carpet to floor, ceiling light point, UPVC double glazed window and doors leading to three bedrooms and bathroom.

Bedroom One

4.25m x 3.25m (13' 11" x 10' 8")

Carpet to floor, two ceiling light points, radiator and UPVC double glazed window.

Bedroom Two

3.56m x 2.87m (11' 8" x 9' 5")

Carpet to floor, one ceiling light point, radiator, double built in wardrobe and UPVC double-glazed window.

Bedroom Three

2.52m x 2.21m (8' 3" x 7' 3")

Carpet to floor, one ceiling light point with radiator and UPVC double-glazed window.

Bathroom

Vinyl to floor, one ceiling light point, radiator and UPVC double-glazed window. Bath with mixer shower over, wash basin and pedestal and low level WC.

External

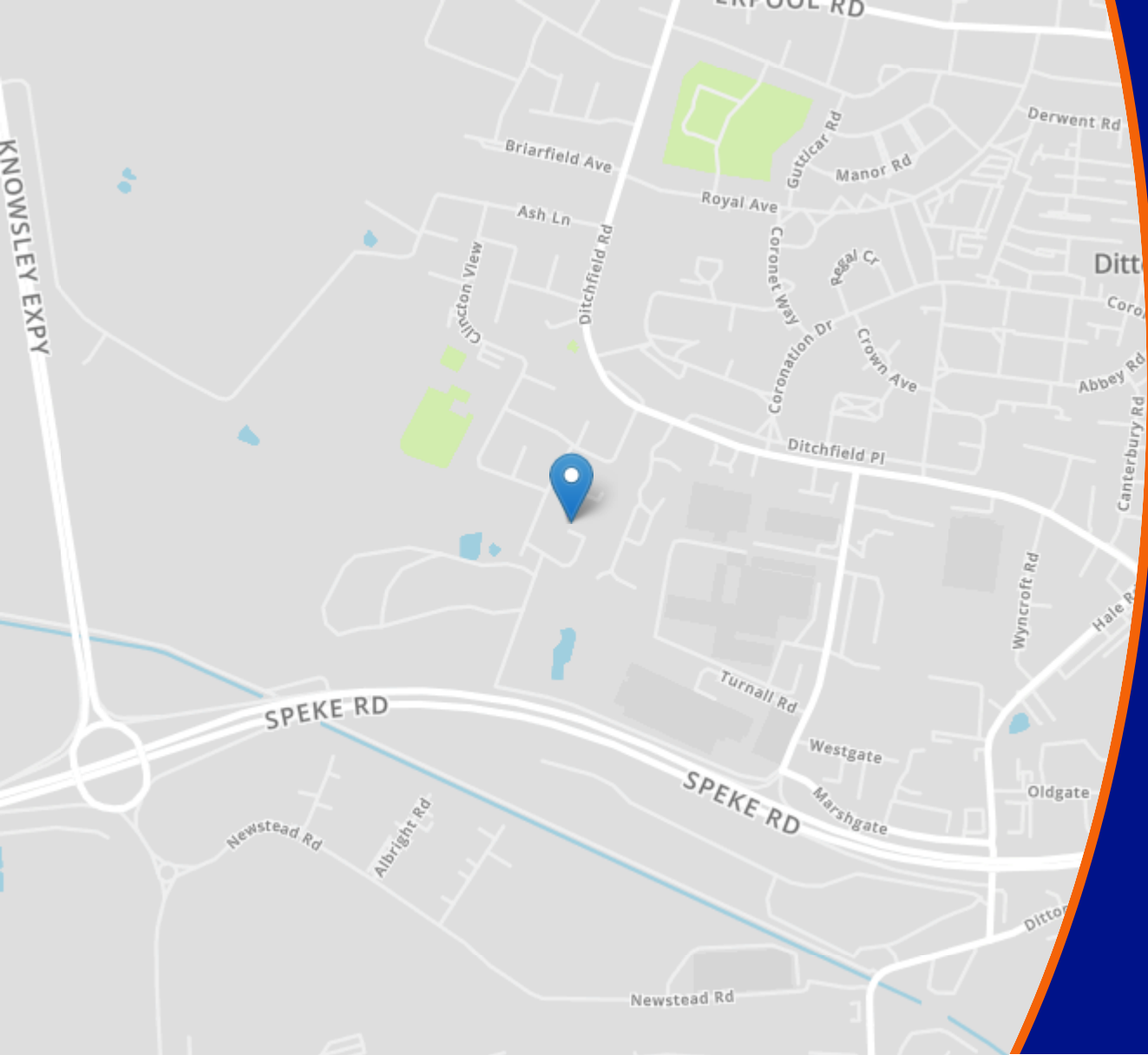
Rear Garden

Paved patio area , leading to a well- maintained lawn and bounded by wood panel fencing.

Front Garden

Driveway with off road parking leading to a concrete garage with an 'up and over' metal door and a lawn area.





Myler & Co

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

0151 424 5100

info@mylerstates.com