



41 Wyncroft Road
Widnes, WA8 8QE



0151 424 5100
info@mylerestates.com



Wyncroft Road

Widnes, WA8 8QE

Asking Price £117,000

Brought to the market this **THREE BEDROOM** terrace property. Situated in a popular residential area located just off **HALE ROAD**. Within close proximity to local **PRIMARY** and **HIGHSCHOOLS**, amenities and great transport networks. This property would make an **IDEAL HOME** for first time buyers or a perfect **INVESTMENT** opportunity. Contact our office to arrange your viewing to see full potential.





Ground Floor

Entrance Hall

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

Lounge/ Diner

6.38m x 3.21m (20' 11" x 10' 6")

UPVC Double glazed window, light to ceiling, radiator, coal effect fire in feature surround, carpet to floor.

Dining Area

Double glazed patio doors to conservatory, light to ceiling, radiator, carpet to floor.

Conservatory

3.03m x 2.45m (9' 11" x 8' 0")

UPVC Double glazed windows and french doors, light to ceiling, vinyl to floor.

Kitchen

2.72m x 2.70m (8' 11" x 8' 10")

UPVC Double glazed window and door, light to ceiling, radiator, tiled floor. Kitchen comprises a range of wall and base units, stainless steel 1 1/2 bowl sink and mixer, space for cooker, space for fridge freezer and washer.

First Floor

Stairs and Landing

Light to ceiling, doors to three bedrooms and bathroom, storage cupboard, carpet to floor.

Bedroom One

4.03m x 3.28m (13' 3" x 10' 9")

UPVC Double glazed window, light to ceiling, radiator, carpet to floor.

Bedroom Two

3.67m x 2.26m (12' 0" x 7' 5")

UPVC Double glazed window, light to ceiling, radiator, carpet to floor.

Bedroom Three

3.55m x 1.79m (11' 8" x 5' 10")

UPVC Double glazed window, light to ceiling, radiator, carpet to floor.

Bathroom

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

External

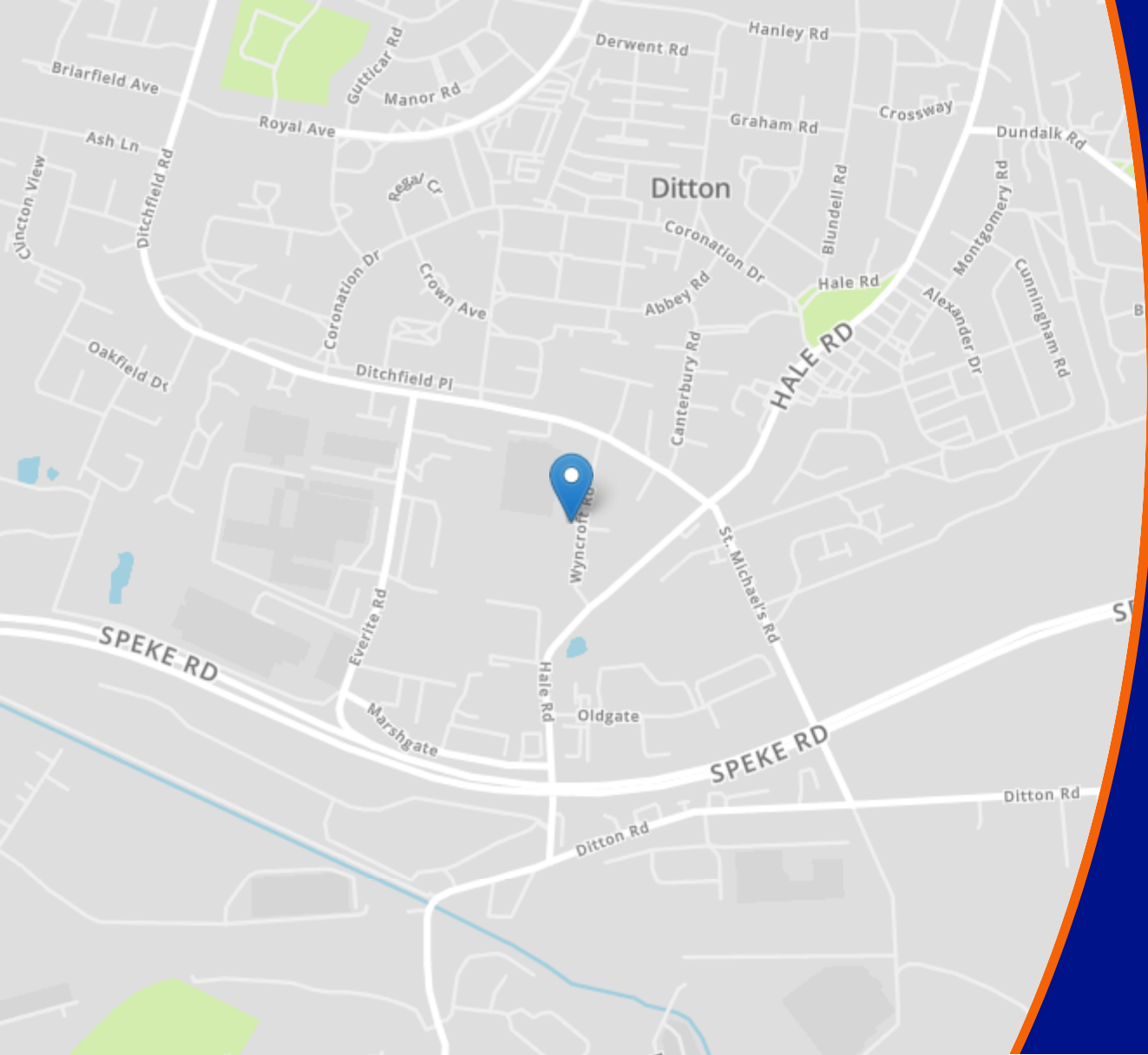
Front Garden

Gated access paved patio, bounded by brick built wall.

Rear Garden

Paved patio area, well maintained lawn, brick built out building for storage, bounded by wood panel fencing with double gates to rear providing access for off road parking.





Myler & Co

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

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