



19 Woodford Drive

Widnes, WA8 9BF



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# Woodford Drive

Widnes, WA8 9BF

Offers Over £285,000

We're delighted to present this attractive three-bedroom detached house, available for immediate purchase. The property is in good condition, ensuring a comfortable and hassle-free move-in for any potential buyers.

The house is well-proportioned and features a spacious reception room, an ideal space for entertaining guests or enjoying a quiet evening in. The three bedrooms provide ample space for a growing family, or could serve as a generous home office or guest room.

A fully fitted bathroom completes the accommodation, providing essential amenities for daily use. The property falls under council tax band D, representing a reasonable and affordable rate.

This house is situated in a highly sought-after location, surrounded by a wealth of local amenities. Essential services, such as shops, restaurants, and public transport links, are easily accessible. Several excellent schools are located nearby, making this property ideal for families.





## Ground Floor

### Entrance Hall

Entered via Composite double-glazed door, ceiling light, carpet to flooring, radiator, stairs to first floor, doors leading to lounge, cloakroom, kitchen.

### Cloakroom

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator, comprising of a two piece suite, low level WC, pedestal wash hand basin.

### Lounge

5.57m x 2.97m (18' 3" x 9' 9")

Two UPVC double-glazed window, two ceiling lights, carpet to flooring, radiator.

### Kitchen Dining Room

5.51m x 2.60m (18' 1" x 8' 6")

UPVC double-glazed window, two ceiling lights, vinyl to flooring, radiator, UPVC double-glazed French door leading to rear garden.

Kitchen comprises of a range of wall and base units with work surface over, stainless steel 1½ bowl sink and drainer, high level electric oven, gas hob with extractor fan over, integral fridge/freezer, door to utility room.

### Utility Room

2.12m x 1.25m (6' 11" x 4' 1")

UPVC double-glazed window, ceiling light, vinyl to flooring, radiator, fitted with a range of wall units, work surface over, space and plumbing for a washing machine and tumble dryer.

## First Floor

### Stairs & Landing

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

### Bedroom One

4.00m x 3.08m (13' 1" x 10' 1")

UPVC double-glazed window, ceiling fan light, carpet to flooring, radiator, door to en-suite.

### En-suite

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator, comprising of a three piece suite, low level WC, pedestal wash hand basin, enclosed shower cubicle with thermostatic controlled mixer shower.

### Bedroom Two

3.46m x 2.76m (11' 4" x 9' 1")

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

### Bedroom Three

2.76m x 1.99m (9' 1" x 6' 6")

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

### Bathroom

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator, bathroom comprises of a three piece suite, low level WC, pedestal wash hand basin, panel-enclosed bath.

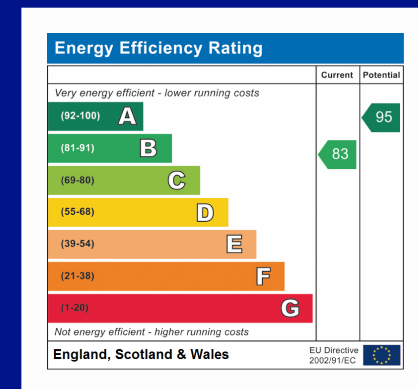
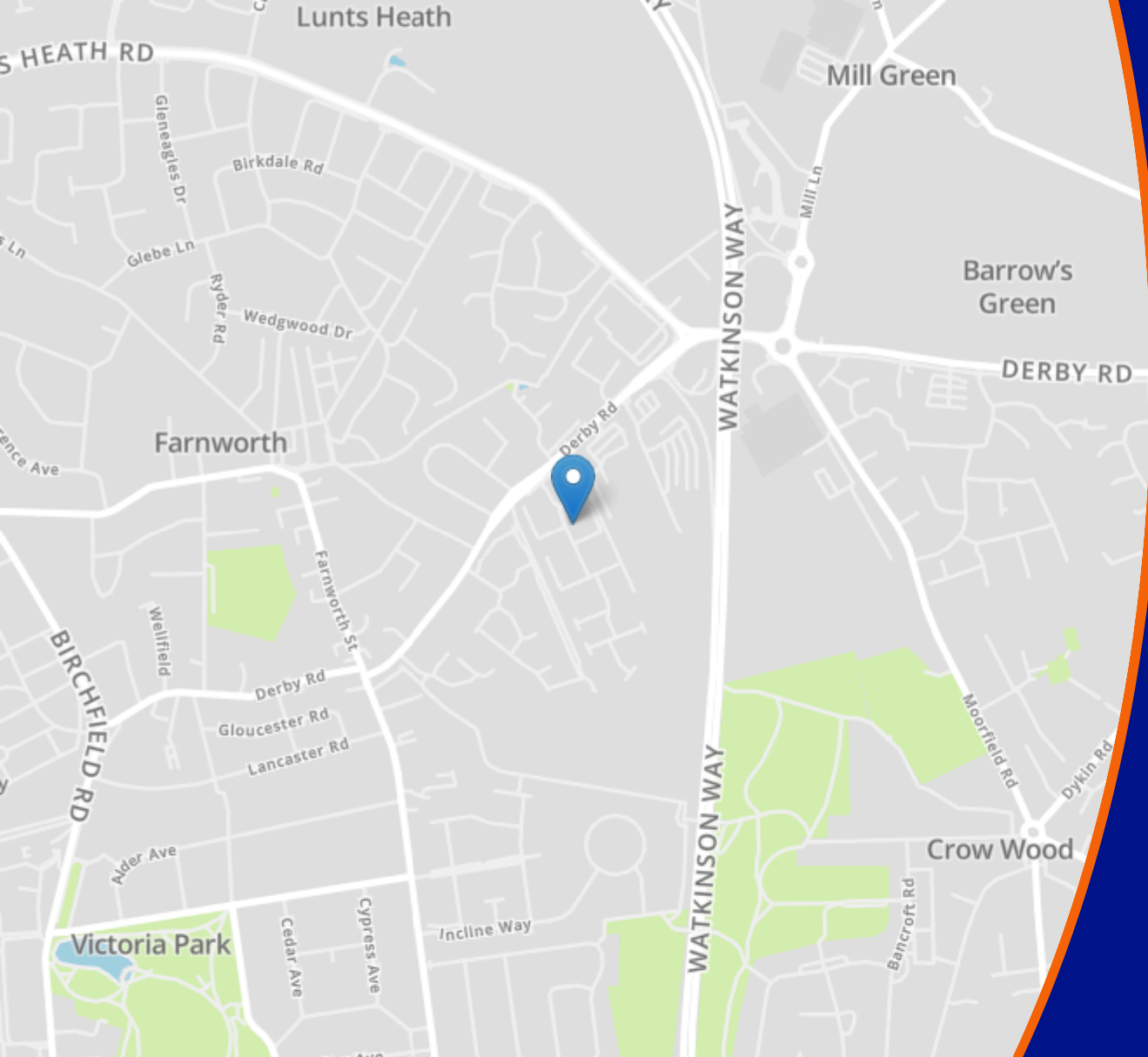
## External

### Front

### Rear Garden







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