



16 Sandiway Avenue  
Widnes, WA8 8LE



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# Sandiway Avenue

Widnes, WA8 8LE

Offers in Excess of £195,000

Offered to market with NO CHAIN this THREE BEDROOM semi-detached property. Popular HOUGH GREEN LOCATION. Walking distance to Hough Green railway Station with mainline city links, local parks, shops and community services including schools. Property benefits from UPVC double-glazing, gas central heating. Enclosed front and rear gardens, offers off road parking & DETACHED GARAGE. Viewing highly recommended.







awaiting epc

#### Entrance Hall

Entered via UPVC double-glazed door, front aspect UPVC double-glazed unit, ceiling light, carpet to flooring, radiator, stairs leading to first floor, doors leading to lounge and kitchen, under stairs storage cupboard.

#### Lounge

3.19m x 3.20m (10' 6" x 10' 6")  
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, stone effect feature fire surround with matching inset and hearth, inset coal-effect gas fire, archway through to dining area.

#### Dining Room

3.30m x 2.70m (10' 10" x 8' 10")  
Rear aspect UPVC double-glazed French doors with glazed units, ceiling light, carpet to flooring, radiator, door leading to kitchen.

#### Kitchen

3.26m x 2.25m (10' 8" x 7' 5") Rear & side aspect UPVC double-glazed window and door leading to rear garden, ceiling light tiles to flooring, kitchen comprises of a fitted kitchen, wall and base units with work surface over, tiled splashback, stainless steel sink and drainer with chrome mixer tap, electric hob with extractor over, electric oven, integral refrigerator and freezer, space and plumbing for a washing machine,

#### First Floor

##### Stairs & Landing

Side aspect UPVC double-glazed window, ceiling light, carpet to flooring, doors leading to all three bedrooms and bathroom, loft access hatch.

##### Bedroom One

3.90m x 3.05m (12' 10" x 10' 0")  
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

##### Bedroom Two

3.05m x 3.26m (10' 0" x 10' 8")  
Rear aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator, built-in storage cupboard housing gas central heating boiler.

##### Bedroom Three

2.95m x 1.95m (9' 8" x 6' 5")  
Front aspect UPVC double-glazed window, ceiling light, carpet to flooring, radiator.

##### Bathroom

Rear aspect 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 with electric shower over, part tiled walls.

##### External

##### Front Garden

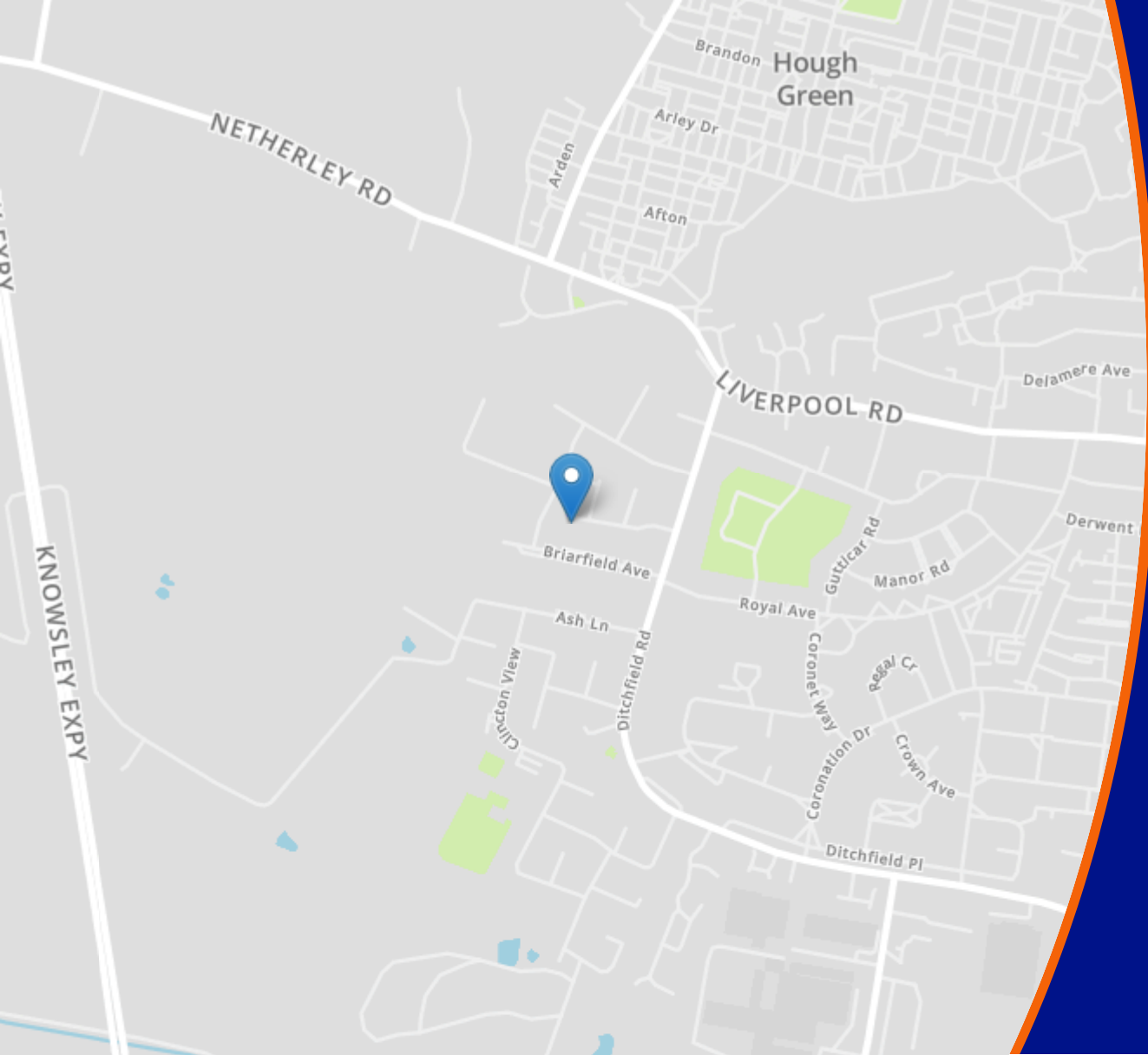
Bound by brick walls, access via wrought iron double gates, off road parking laid to block paving, planted borders, laid to lawn, off road parking for several vehicles, access to garage.

##### Detached Garage

Built to concrete construction, up and over metal door.

##### Rear Garden

Bound by wood panel fencing, paved patio area, laid to lawn with mature planted borders and shrubs, garden shed, gated access to off road parking and detached garage.



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