



71 Mersey Road  
Widnes, WA8 0DS



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# Mersey Road

Widnes, WA8 0DS

OFFERS OVER £60,000

Offered to market with NO ONWARD CHAIN, this THREE BEDROOM END OF TERRACE. Investment opportunity as the property requires a full renovation, the property currently has UPVC double-glazing, THREE GOOD SIZED BEDROOMS, CELLAR. Viewing is HIGHLY recommended to see potential, close to local amenities including SPIKE ISLAND & TRANS PENINE TRAIL, major road and railway networks, schools. Please contact our office to arrange a viewing

## Ground Floor

### Lounge

5.79m x 4.36m (19' 0" x 14' 4")

Entered via UPVC double-glazed door, ceiling light, front aspect UPVC double-glazed window, door leading to cellar, kitchen, stairs leading to first floor.

### Cellar

Ceiling light.

### Kitchen

4.30m x 3.71m (14' 1" x 12' 2")

UPVC double-glazed window, ceiling light, fitted with a range of wall and base units with worksurface over, stainless steel sink and drainer, space for gas cooker, space and plumbing for a washing, door to shower room.

### Shower Room

Tiles to flooring and walls, UPVC double-glazed window, chrome heated towel rail, wall mounted wash hand basin, low level WC.

## First Floor

### Stairs & Landing

Doors leading to three bedrooms.

## Bedroom One

4.37m x 3.09m (14' 4" x 10' 2")

UPVC double-glazed window, ceiling light, radiator.

## Bedroom Two

4.32m x 3.74m (14' 2" x 12' 3")

UPVC double-glazed window, ceiling light radiator.

## Bathroom

UPVC double-glazed window, tiles to walls and flooring, ceiling light, radiator, shower cubicle with mixer shower, vanity unit housing wash hand basin, low level WC.

## Bedroom Three

3.33m x 2.47m (10' 11" x 8' 1")

UPVC double-glazed window, ceiling light.

## External

### Rear Courtyard

Bound by brick walls, gated access.



Myler & Co

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