

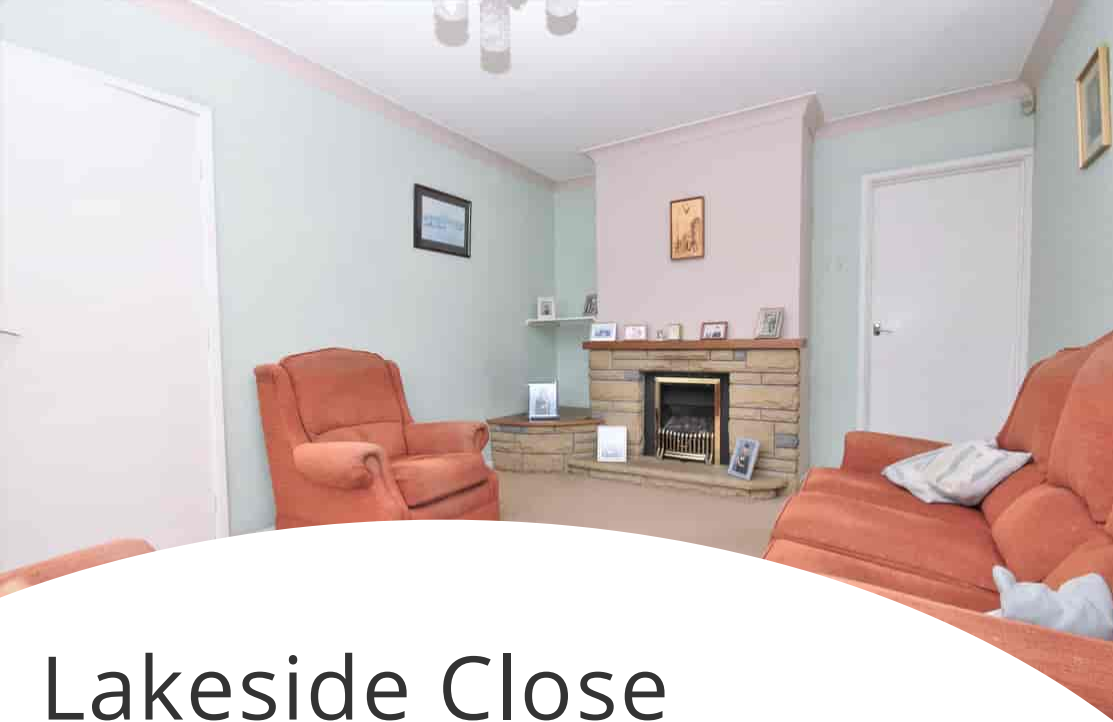


# 91 Lakeside Close

Widnes, WA8 8RQ



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# Lakeside Close

Widnes, WA8 8RQ

Offers in Region of £220,000

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

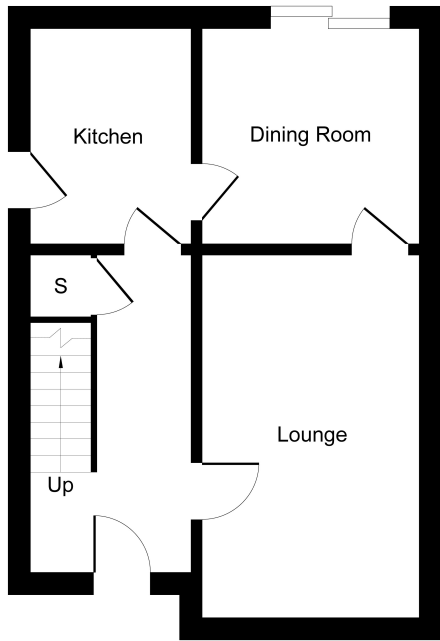
#### Rear Garden

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

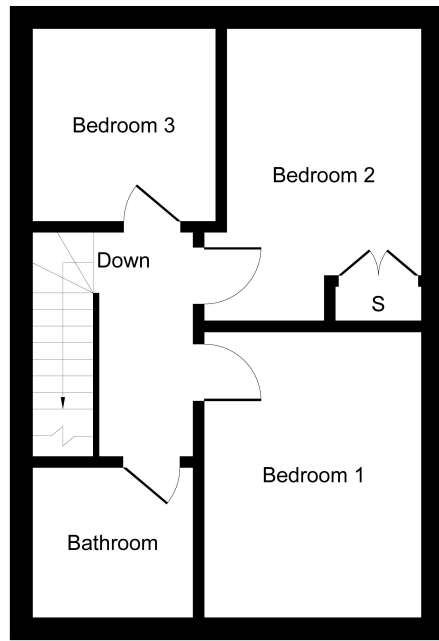
#### Front Garden

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





Ground Floor



First Floor



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