



9 Leigh Green Close

Widnes, WA8 8XY



0151 424 5100
info@mylerestates.com



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Offers Over £129,995

Offered to market with **NO ONWARD CHAIN**, this **THREE BEDROOM MID TERRACE**. The property has recently been fully refurbished including new Baxi, full rewire, new fitted kitchen and bathroom, benefitting from UPVC Double-Glazing, gas central heating, front and rear gardens with off road parking. Close to local amenities, shops, schools including Ormiston Chadwick Academy, HOUGH GREEN railway station and major road networks. Ideal opportunity for any **FIRST TIME BUYER**. Please contact our office to arrange a viewing.





Ground Floor

Entrance Hall

Entered via UPVC door, glazed unit, ceiling light, laminate to flooring, stairs leading to first floor, doors leading to lounge & kitchen.

Lounge/Dining Room

6.36m x 3.25m (20' 10" x 10' 8")

Front and rear aspect UPVC double-glazed window, two ceiling lights, laminate to flooring, two radiators.

Kitchen

2.72m x 2.68m (8' 11" x 8' 10")

UPVC double-glazed window, recessed ceiling lights, tiles to flooring. Kitchen comprises of a range of wall and base units with worksurface over, stainless steel sink and drainer with chrome mixer tap, space and plumbing for a washing machine and fridge freezer, stainless steel electric oven, induction hob with extractor hood over.

Rear Hall

UPVC double-glazed door and window, door leading to rear garden, door leading to utility room.

Utility/Storage Room

2.95m x 1.97m (9' 8" x 6' 6") Window, Ceiling light.

First Floor

Stairs & Landing

Ceiling light, carpet to flooring, storage cupboard, doors leading to all three bedrooms and bathroom.

Bedroom One

4.03m x 3.29m (13' 3" x 10' 10")

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

Bedroom Two

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

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

Bedroom Three

3.55m x 1.76m (11' 8" x 5' 9")

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

Bathroom

UPVC double-glazed window, recessed ceiling lights, fully tiled walls and flooring, radiator. Bathroom comprises of a three piece white suite, low level WC, pedestal wash hand basin with chrome mixer tap, panel-enclosed bath with chrome taps, thermostatic controlled mixer shower, shower screen.

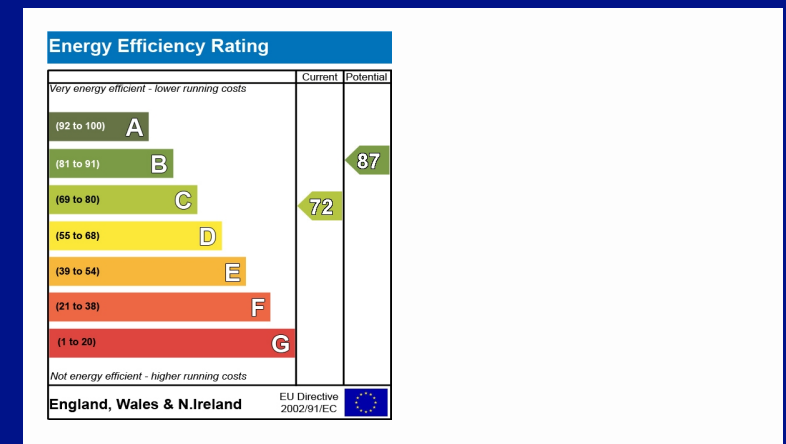
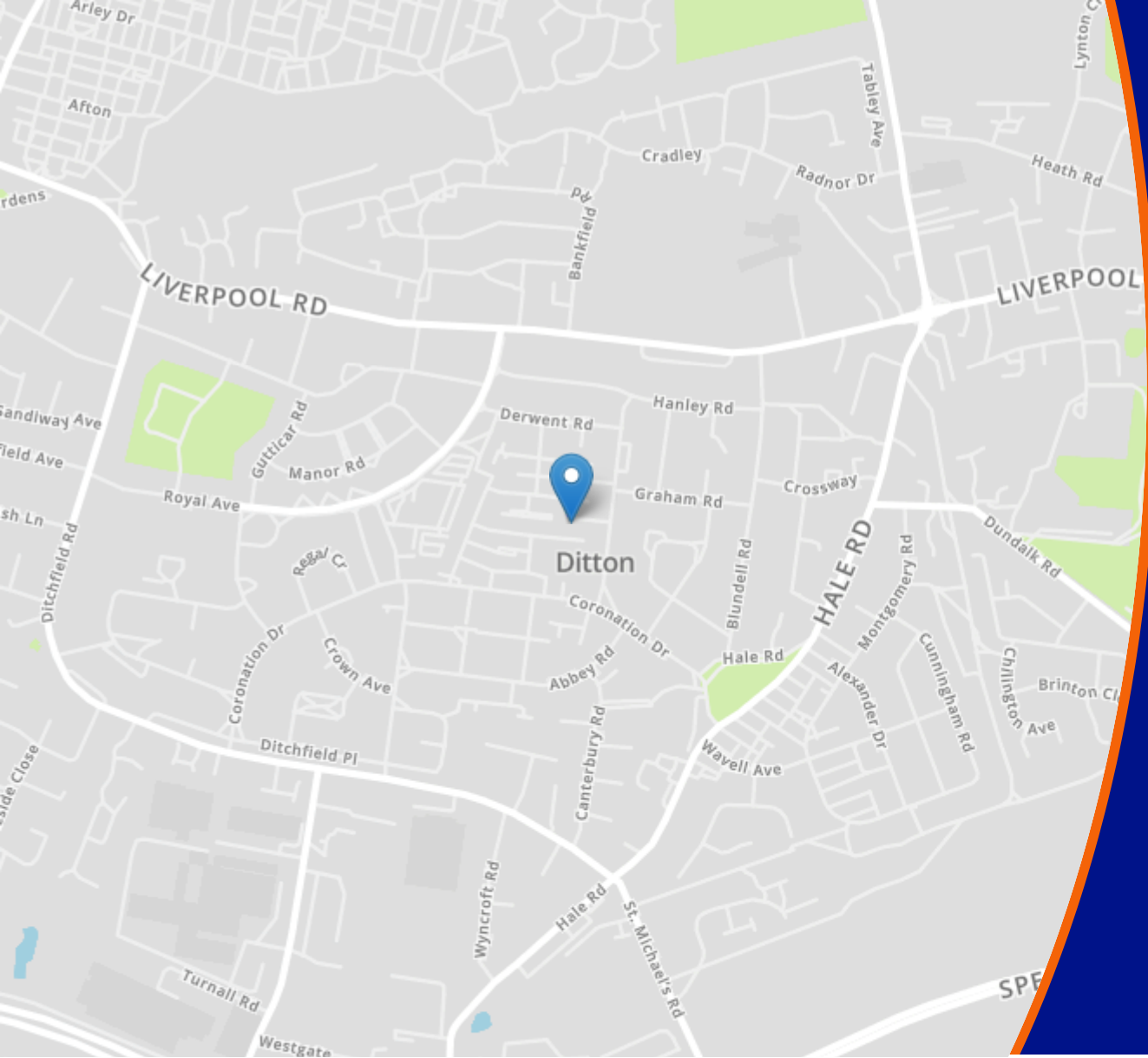
External

Front

Bound by wood panel fencing, providing a low maintenance garden, laid to decorative paving, paved footpath leading to front entrance and shared alley to rear garden.

Rear

Bound by wood panel fencing, laid to paving, with gated access leading to rear of the property, off road parking.



Myler & Co
77, Albert Road, Widnes, Cheshire, WA8 6JS
0151 424 5100
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