



474 Liverpool Road  
Widnes, WA8 7XP



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# Liverpool Road

Widnes, WA8 7XP

Overs Offer £460,000

**RARE OPPORTUNITY** to purchase a substantial semi-detached EDWARDIAN style FREEHOLD property. Offering spacious living areas, Boasting FIVE large BEDROOMS and has retained lots of traditional character. Beautifully presented both Internally and Externally. Comprises briefly: Porch, Entrance hall, TWO RECEPTION ROOMS, Kitchen/Breakfast room, Utility room and spacious Basement converted into Family Entertainment room. Large rear garden and Parking. Popular location close to local amenities, Schools and transport networks. Viewing Highly advised as this home offers a lot to see!





#### Ground Floor

##### Porch

UPVC Double glazed door, light to ceiling, door to hall, vinyl to floor.

##### Entrance Hall

Light to ceiling, wall light, radiator, door to lounge, sitting room, kitchen, cloakroom and basement, kamdean floor.

##### Reception Room One

4.90m x 4.02m (16' 1" x 13' 2")

UPVC Double glazed bay window, light to ceiling, two wall lights, coal effect gas fire in surround, carpet to floor.

##### Reception Room Two

4.79m x 3.70m (15' 9" x 12' 2")

UPVC Double glazed windows, light to ceiling, wall lights, coal effect electric fire, laminate to floor.

##### Cloakroom

2.50m x 1.42m (8' 2" x 4' 8")

UPVC Double glazed window, light to ceiling, radiator, wash hand basin and pedestal, low level WC, laminate to floor.

##### Kitchen

3.67m x 3.58m (12' 0" x 11' 9")

UPVC Double glazed windows, light to ceiling, laminate to floor. Kitchen comprises a range of wall and base units, breakfast bar, 1 1/2 bowl sink and mixer, stainless steel double oven, gas hob and fan, integral dishwasher, fridge freezer, door to utility room.

##### Utility Room

1.97m x 1.91m (6' 6" x 6' 3")

UPVC Double glazed window, spot lights to ceiling, work surfaces, space for washer dryer, wooden door to garden, laminate to floor.

#### Basement

##### Family Entertainment Room

9m x 5.10m (29' 6" x 16' 9")

UPVC Double glazed windows, UPVC Double glazed patio door to side garden, spot lights to ceiling, radiator, fitted bar with sink behind, fire surround, store room, fully plumbed for shower option, door to rear room, carpet and laminate to floor.

##### Rear Room

5.03m x 3.39m (16' 6" x 11' 1")

UPVC Double glazed windows and french doors to garden, light to ceiling, radiator, door to WC, carpet to floor.

##### WC

Light to ceiling, low level WC, wash hand basin and pedestal, tiled floor.

#### First Floor

##### Stairs and Landing

Light to ceiling, wall lights, radiator, doors to three bedrooms and bathroom, carpet to floor.

##### Bedroom One

5.47m x 4.72m (17' 11" x 15' 6")

UPVC Double glazed bay window, light to ceiling, radiator, range of fitted wardrobes and drawers, laminate to floor.

##### Bedroom Two

4.20m x 3.65m (13' 9" x 12' 0")

UPVC Double glazed window, light to ceiling, radiator, range of fitted wardrobes, UPVC Double glazed french doors to balcony seating area, laminate to floor.

##### Bedroom Three

UPVC Double glazed french doors and Juliet balcony, light to ceiling, radiator, fitted wardrobes and drawers, carpet to floor.

##### Bathroom

UPVC Double glazed window, light to ceiling, radiator, bath with chrome mixer shower over, carpet to floor.

#### Second Floor

##### Stairs and Landing

Spot lights, wall light, door to two bedrooms and carpet to floor.

##### Bedroom Four

4m x 2.67m (13' 1" x 8' 9")

Light to ceiling, storage cupboard, roof window, carpet to floor.

##### Bedroom Five

UPVC Double glazed window, Two velux double glazed windows, light to ceiling, carpet to floor.

#### External

##### Front Garden

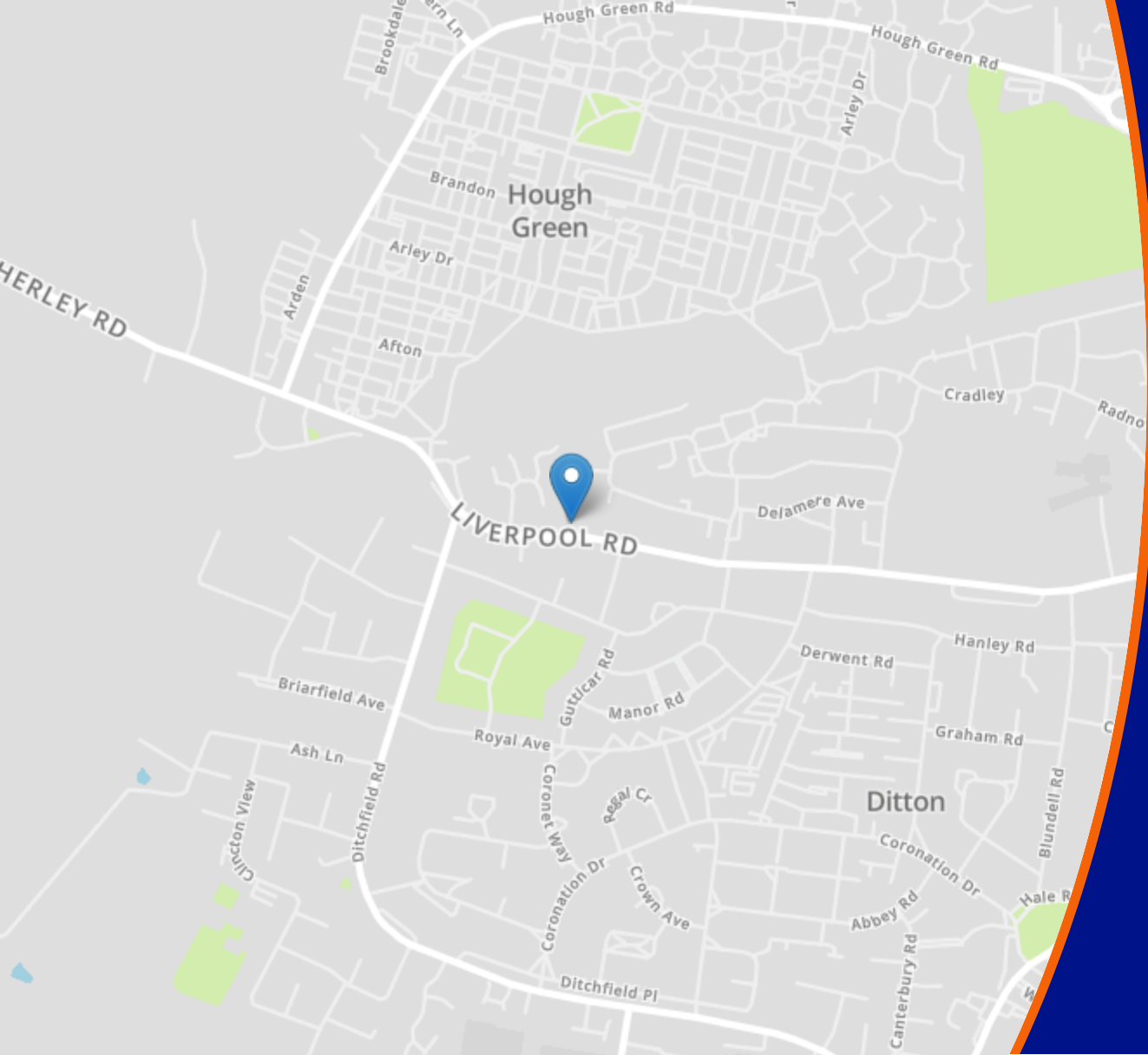
Gated access to front garden area which is paved and bordered by low wall.

##### Large Rear Garden

large patio area leading to an artificial lawn, rear seating area with wooden gazebo, lighting and power points throughout. Rear gated access.

##### Parking

Double gates leading to off road parking for multiple vehicles.



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