



28 Brinton Close  
Widnes, WA8 8BW



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# Brinton Close

Widnes, WA8 8BW

Asking Price £279,950

Offered to market this FOUR BEDROOM DETACHED HOUSE, located just off of Dundalk Road in Brinton Close. This property would be an IDEAL FAMILY HOME with a lounge, open plan kitchen/diner and summer room with a spacious rear garden. The property is also located close to local schools, as well as being a short walk away from the local park. Viewings are advised.



## Ground Floor

### Entrance Hall

Entered via UPVC double-glazed composite door, tiles to floor, recessed ceiling spotlights, radiator, door through to lounge, stairs to first floor.

### Lounge

4.35m x 3.80m (14' 3" x 12' 6")

Laminate to floor, ceiling light point, radiator, UPVC double-glazed bay window, coal effect gas fire and feature surround, archway through to kitchen/dining room.

### Kitchen/Dining Room

4.80m x 2.90m (15' 9" x 9' 6")

#### Dining Area:

Laminate to floor, recessed spotlights, radiator, UPVC double-glazed patio doors leading to conservatory.

#### Kitchen Area:

Tiles to floor, recessed spotlights, UPVC double-glazed window, range of wall and base units, stainless steel sink and mixer tap, range, master cooker, 5 ring hob with extractor canopy over, space for fridge/freezer, under-stairs storage cupboard, door through to utility room.

### Summer Room

3.50m x 2.75m (11' 6" x 9' 0")

Tiles to floor, recessed spotlights, two radiators, UPVC double-glazed window, UPVC double-glazed french patio doors to rear garden.

### Utility Room

2.45m x 1.70m (8' 0" x 5' 7")

Tiles to floor, ceiling light point, radiator, UPVC double-glazed window, UPVC double-glazed door to garden, plumbing and space for washing machine and dryer, door leading to WC.

### Downstairs WC

Tiles to floor, ceiling light point, UPVC double-glazed window, heated towel rail, vanity wash hand basin, concealed low-level WC.

## First Floor

### Stairs and Landing

Carpet to floor, recessed spotlights, storage cupboard, doors leading to four bedrooms and family bathroom.

### Bedroom One

3.70m x 2.75m (12' 2" x 9' 0")

Carpet to floor, ceiling light point, radiator, UPVC double-glazed window, built in double wardrobe.

### Bedroom Two

Carpet to floor, ceiling light point, radiator, two UPVC double-glazed windows.

### Bedroom Three

2.90m x 2.70m (9' 6" x 8' 10")

Carpet to floor, ceiling light point, radiator, UPVC double-glazed window, built in storage cupboard,

### Bedroom Four

2.75m x 2.05m (9' 0" x 6' 9")

Carpet, ceiling light point, radiator, UPVC double-glazed window, storage cupboard.

### Bathroom

Vinyl flooring, UPVC double-glazed window, recessed spotlights, bath with electric shower over and bath/shower mixer tap. vanity wash hand basin, low level WC.

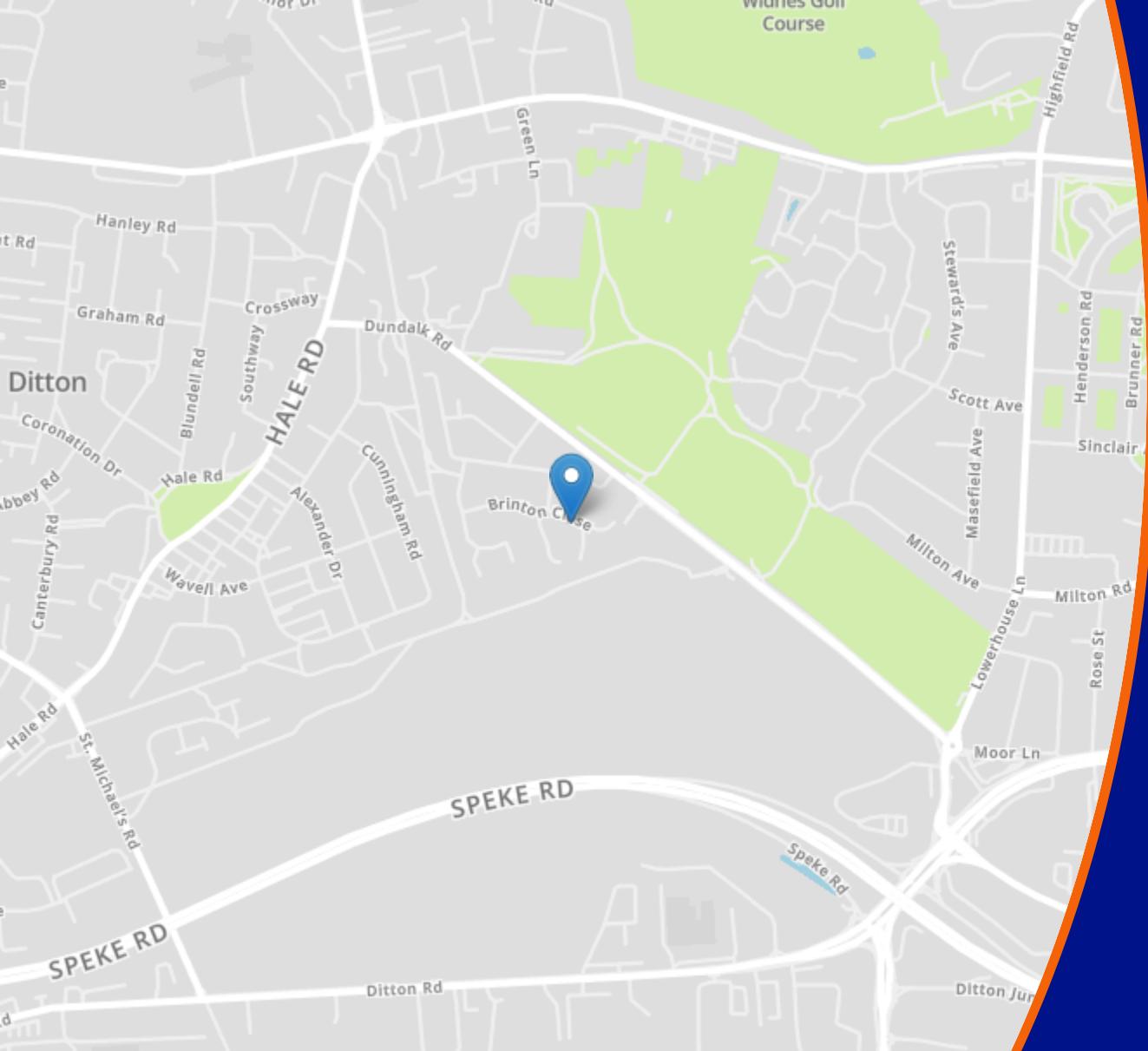
### Externals

### Front Garden

Driveway, lawned area, attached garage

### Rear Garden

Paved patio area, lawned area, decking to the rear, bounded by wood panel fencing



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