



79 Upton Rocks Avenue

Widnes, WA8 9DA



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# Upton Rocks Avenue

Widnes, WA8 9DA

ASKING PRICE £550,000

Offered to market this LUXURY DETACHED FAMILY HOME, built by REDROW situated on popular "UPTON ROCKS" development, benefiting from FIVE BEDROOMS, THREE RECEPTION ROOMS, THREE EN-SUITES, FAMILY ROOM, UPVC double-glazing, gas central heating, this home is sure to appeal to a number of buyers. This well presented FAMILY HOMES offers a DOUBLE GARAGE, OFF ROAD PARKING, close to local amenities, shops, schools, major road and railway networks, walking distance to CRONTON SIXTH FORM COLLEGE, an early inspection is HIGHLY recommended to appreciate this property.





**Ground Floor**

**Entrance Hall**

Entered via composite double-glazed door, offering a spacious entrance hall, ceiling lights, coved and textured ceiling, laminate to flooring, two radiators, doors leading to lounge, sitting room, kitchen, utility room, cloakroom, storage cupboard, stairs leading to first floor.

**Cloakroom**

1.80m x 1.00m (5' 11" x 3' 3")

Side aspect UPVC double-glazed obscured window, ceiling light, tiles to flooring, chrome heated towel rail, concealed cistern WC, vanity styled hand basin with chrome mixer tap, part-tiled walls.

**Lounge**

6.40m x 4.00m (21' 0" x 13' 1")

Front aspect UPVC double-glazed bay window, two ceiling lights, coved and textured ceiling, carpet to flooring, two radiators, feature fire surround with matching inset and hearth, inset coal-effect gas fire.

**Sitting/Family Room**

4.40m x 4.00m (14' 5" x 13' 1")

Rear aspect UPVC double-glazed French doors leading to patio area, ceiling light, coved and textured ceiling, carpet to flooring, radiator.

**Kitchen/Dining Area**

7.90m x 3.30m (25' 11" x 10' 10")

**Kitchen Area**

Rear aspect UPVC double-glazed window, two ceiling lights, tiles to flooring, radiator. Kitchen comprises of a range of wall and base units with square edge work surface over, tiled splashback, enamel sink and drainer with chrome mixer tap, stainless steel gas hob with stainless steel splashback and chimney styled extractor fan over, high level electric double oven, integral appliances dishwasher & fridge/freezer.

**Dining Area**

Rear aspect UPVC double-glazed French doors leading to rear patio, ceiling light, coved and textured ceiling, laminate to flooring, radiator.

**Utility Room**

3.40m x 1.80m (11' 2" x 5' 11")

Side aspect double-glazed door leading to side of the property. Ceiling light, tiles to flooring, radiator. Utility area comprises of a Solid wood work surface, space and plumbing for a washing machine and tumble dryer, door leading to integral garage.

**First Floor**

**Stairs & Landing**

Ceiling light, carpet to flooring, radiator, doors leading to all five bedrooms, family bathroom and storage cupboard.

**Bedroom One**

6.60m x 4.00m (21' 8" x 13' 1")

Front aspect UPVC double-glazed bay window, ceiling light, laminate to flooring, radiator, walk-in wardrobe, door to en-suite.

**Walk-in Wardrobe**

2.0m x 1.8m (6' 7" x 5' 11")

**En-suite**

2.70m x 2.20m (8' 10" x 7' 3")

Side aspect UPVC double-glazed obscured window, ceiling light, tiles to flooring, part-tiled walls, extractor fan and shaver point, chrome heated towel rail, low level WC, vanity unit housing matching counter top basins with mixer taps, walk-in double shower with chrome concealed thermostatic shower valve, fully tiled.

**Bedroom Two**

5.00m x 4.40m (16' 5" x 14' 5")

Front aspect UPVC double-glazed bay window, ceiling light, carpet to flooring, radiator, a range of fitted wardrobes, door to en-suite.

**En-suite**

2.40m x 1.70m (7' 10" x 5' 7")

Side aspect UPVC double-glazed obscured window, ceiling light, tiles to flooring, chrome heated towel rail, en-suite comprising of a low level WC, vanity styled unit housing wash hand basin with chrome waterfall mixer tap, walk-in shower cubicle with chrome concealed thermostatic shower valve, fully tiled cubicle.

**Bedroom Three**

4.50m x 3.30m (14' 9" x 10' 10")

Rear aspect UPVC double-glazed bay window, ceiling light, carpet to flooring, radiator, door to en-suite.

**En-Suite**

2.70m x 1.00m (8' 10" x 3' 3")

Side aspect UPVC double-glazed obscure window, ceiling light, tiles to flooring, chrome heated towel rail, part-tiled walls, en-suite comprising of a three piece white suite, low level WC, wall mounted vanity styled unit housing wash hand basin with chrome waterfall mixer tap, shower cubicle with chrome concealed thermostatic shower valve, sliding glazed door.

**Bedroom Four**

3.50m x 3.20m (11' 6" x 10' 6")

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

**Bedroom Five**

3.50m x 3.20m (11' 6" x 10' 6")

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

**Family Bathroom**

3.00m x 2.00m (9' 10" x 6' 7")

Side aspect UPVC double-glazed obscured window, ceiling light, tiles to flooring, radiator, bathroom comprises of a three piece white suite, low level WC, pedestal wash hand basin with chrome mixer tap, panel-enclosed bath, part-tiled walls, extractor fan.

**External**

**Front**

Offering a well maintained open plan garden, laid to lawn with mature planted borders, off road parking laid to tarmac, paved path leading to front entrance, gated access leading to rear of the property.

**Double Garage**

Up and over door, mains power and lighting, door leading to utility room.

**Rear Garden**

Bound by wood panel fencing, laid to lawn with mature planted borders, shrubs and trees, paved patio area to rear of property.





GROUND FLOOR  
 APPROXIMATE FLOOR AREA  
 1457.00 SQ. FT.  
 135.36 SQ. M



FIRST FLOOR  
 APPROXIMATE FLOOR AREA  
 1304.58 SQ. FT.  
 121.20 SQ. M

Illustration for identification purposes only, measurements are approximate, not to scale.



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