



35 Wyncroft Road  
Widnes, WA8 8QE



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# Wyncroft Road

Widnes, WA8 8QE

OFFERS OVER £170,000

Offered to the market this WELL PRESENTED THREE BEDROOM TOWN HOUSE. Situated in a popular residential area located just off HALE ROAD. Benefitting from UPVC double-glazing, gas central heating, OFF ROAD PARKING, modern fitted kitchen and bathroom, LOFT SPACE. Within close proximity to local PRIMARY and HIGH SCHOOLS, close to amenities and great transport networks. This property would make an IDEAL HOME for first time buyers. Please contact our office to arrange your viewing to see its full potential.





## Ground Floor

### Entrance Hall

Entered via a composite door, ceiling light, tiles to flooring, UPVC double-glazed window, doors leading to lounge & kitchen, stairs to first floor.

### Lounge/Dining Room

6.40m x 3.18m (21' 0" x 10' 5")

#### LOUNGE

Front aspect UPVC double-glazed window, ceiling light, coving to ceiling, laminate to flooring, radiator.

#### DINING AREA

Rear aspect UPVC double-glazed French doors leading to rear garden, ceiling light, coving to ceiling, laminate to flooring, radiator.

### Kitchen

2.70m x 2.69m (8' 10" x 8' 10")

Rear aspect UPVC double-glazed window, paneled ceiling with recessed lights, tiles to flooring. Kitchen comprises of a modern fitted kitchen with fitted wall and base units with work surface over, tiled splashback, 1½ bowl sink and drainer with mixer tap, space and plumbing for a washing machine and tumble dryer, high level electric oven & built in microwave, halogen hob with extractor hood over, integral fridge/freezer.

## First Floor

### Stairs & Landing

Ceiling light, carpet to flooring, doors leading to three bedrooms, bathroom, storage cupboard, stairs leading to loft room.

### Bedroom One

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

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

### Bedroom Two

3.62m x 2.28m (11' 11" x 7' 6")

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

### Bedroom Three

3.53m x 1.84m (11' 7" x 6' 0")

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

### Bathroom

UPVC double-glazed obscured window, paneled ceiling with recessed lights, fully tiled walls, tiles to flooring, chrome heated towel rail, bathroom comprises of a three piece white suite, low level WC, vanity styled unit housing wash hand basin with chrome tap, panel-enclosed bath with mixer tap, wall mounted thermostatic controlled mixer shower, curved shower screen.

### Loft Space

6.12m x 2.97m (20' 1" x 9' 9")

Two Velux windows, ceiling light, laminate to flooring, radiator.

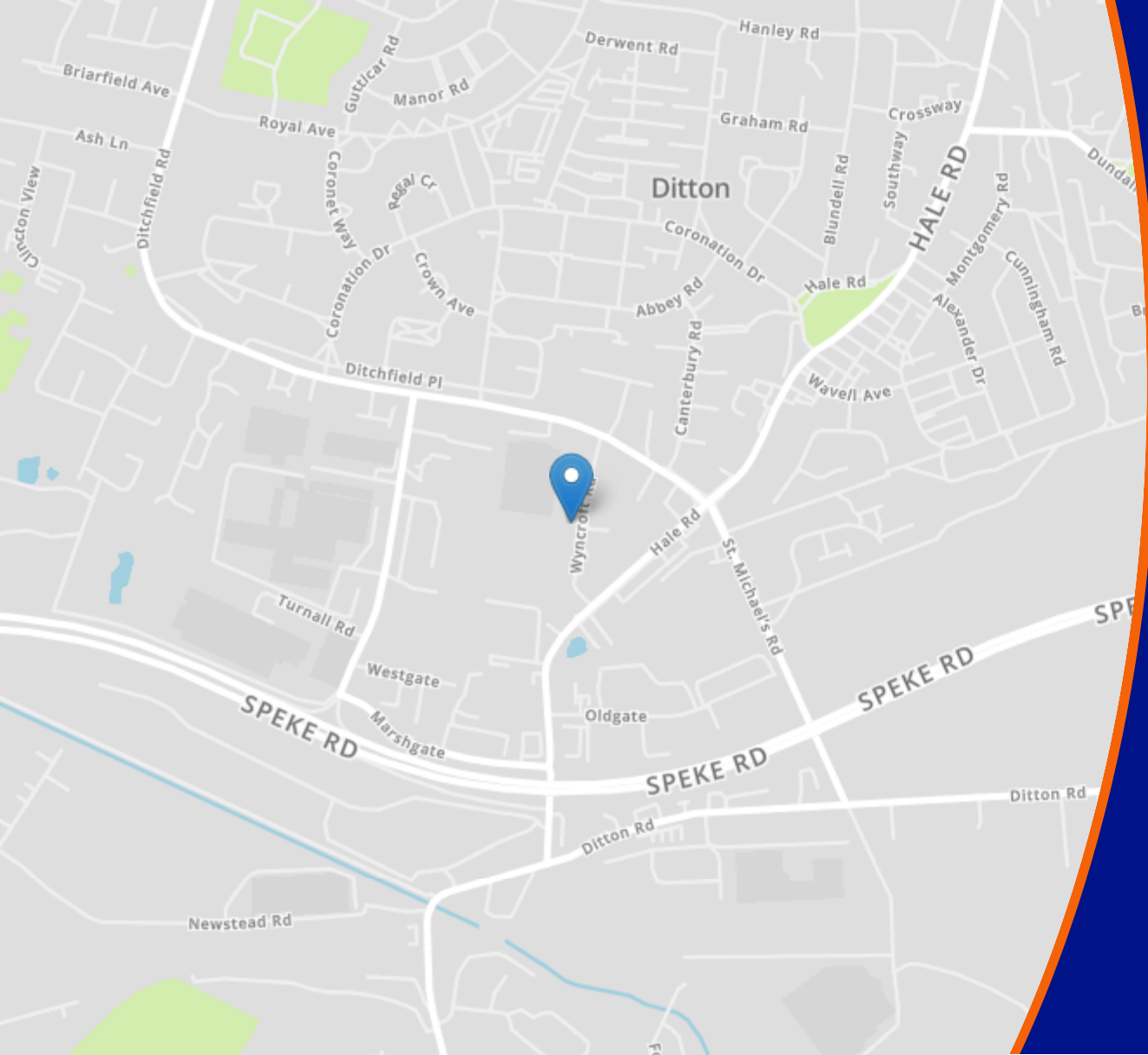
### External

#### Front Garden

Accessed via wrought iron gates, laid to paving with access to front entrance, bound by panel fencing.

#### Rear Garden

Bound by wood panel fencing, laid to paving with artificial turf, wooden shed, pergola provide seating area.



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