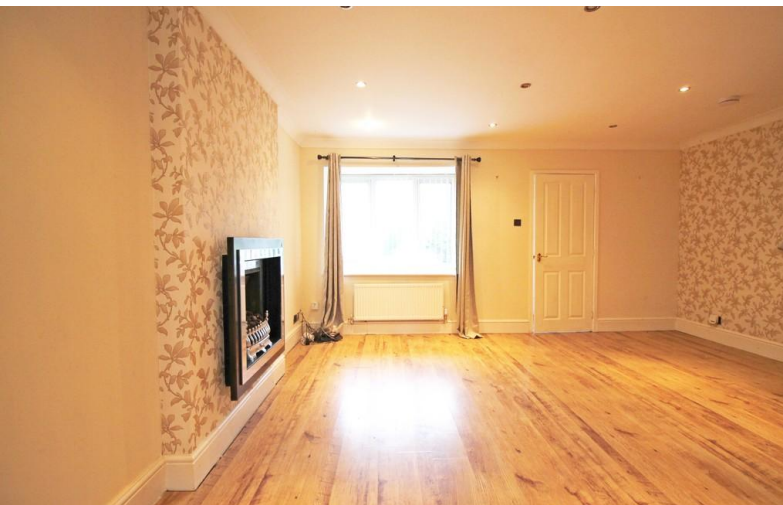


**SOLD STC**



**Foxley Heath, Widnes**

**3 Bedrooms, 2 Bathroom, Detached House**

**Asking Price Of £215,000**





## Foxley Heath, Widnes

3 Bedrooms, 2 Bathroom

Asking Price Of £215,000

- DETACHED HOUSE
- GARAGE
- FRONT AND REAR GARDEN
- LOUNGE WITH FEATURE FIREPLACE
- DINING ROOM

We are pleased to welcome to the sales market this three bedroom detached property. Features include a spacious lounge area with a feature fire place, open plan dining room and grey fitted kitchen, French doors from the dining room leading into the conservatory. To the first floor there are two double bedrooms with the main bedroom benefiting from an en-suite and built in wardrobes, a single bedroom and family bathroom. Externally there is a garage, driveway with parking for several cars along with front and rear gardens. The property is conveniently located close to local schools, amenities and transport links with easy access also to the large playing fields located close by. CALL TO REGISTER YOUR DETAILS TODAY !!!

CONSERVATORY 9' 4" x 9' 7" (2.84m x 2.92m)

KITCHEN 7' 1" x 9' 6" (2.16m x 2.9m)

DINING AREA 7' 4" x 9' 7" (2.24m x 2.92m)

LOUNGE

BATHROOM 6' 9" x 7' 0" (2.06m x 2.13m)

MASTER BEDROOM 10' 0" x 11' 6" (3.05m x 3.51m)

BEDROOM 2 9' 7" x 11' 6" (2.92m x 3.51m)

BEDROOM 3 5' 3" x 7' (1.6m x 2.13m)

BATHROOM 6' 9" x 7' (2.06m x 2.13m)

LANDING 9' 9" x 7' 0" (2.97m x 2.13m)







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	



## Ground Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



Total area: approx. 94.7 sq. metres (1019.7 sq. feet)

### Martin & Co Widnes

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.