

FOR SALE



Philip Road, Hough Green, Widnes
Offers In Region Of £120,000


MARTIN & CO

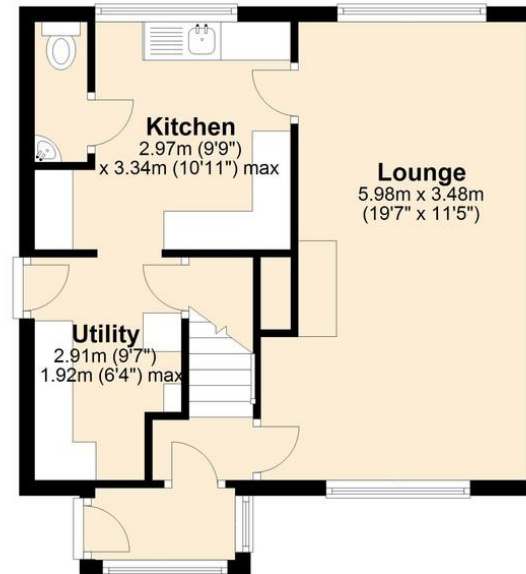
9 Philip Road

- NO ONWARD CHAIN
- SEMI DETACHED
- THREE BEDROOMS
- OFF ROAD PARKING
- FRONT AND REAR GARDENS

Martin & Co Estate Agents are delighted to welcome to the market this three bedroom semi-detached home in a popular residential area off Ditchfield Road, Widnes. Benefiting from ample off road parking, front and rear gardens and no onward chain. The property comprises of; porch, entrance hall, kitchen, WC and lounge/diner. To the first floor there are three bedrooms, toilet with separate shower room. Located within close proximity to local amenities, transport links and schools. Early viewings are advised. Contact Martin & Co today to arrange your viewing.

Ground Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



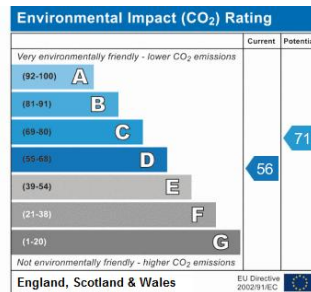
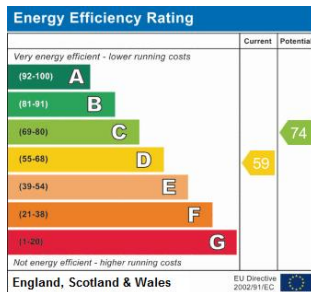
First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 79.2 sq. metres (853.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.



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 form 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.