



MYDDLETON LANE,  
WINWICK

o.i.r.o £340,000



# MYDDLETON LANE, WINWICK, WA2 8NJ

A fully renovated and spacious family home one of the most popular roads in Winwick, with the added 'wow' factor of an extensive garden to the rear and driveway parking for 4 / 5 vehicles to the front. The property also benefits from high definition CCTV to the front exterior, a conservatory extension and garage.

## General Services:

All main's services are believed to be connected to the property.

## Local Authority:

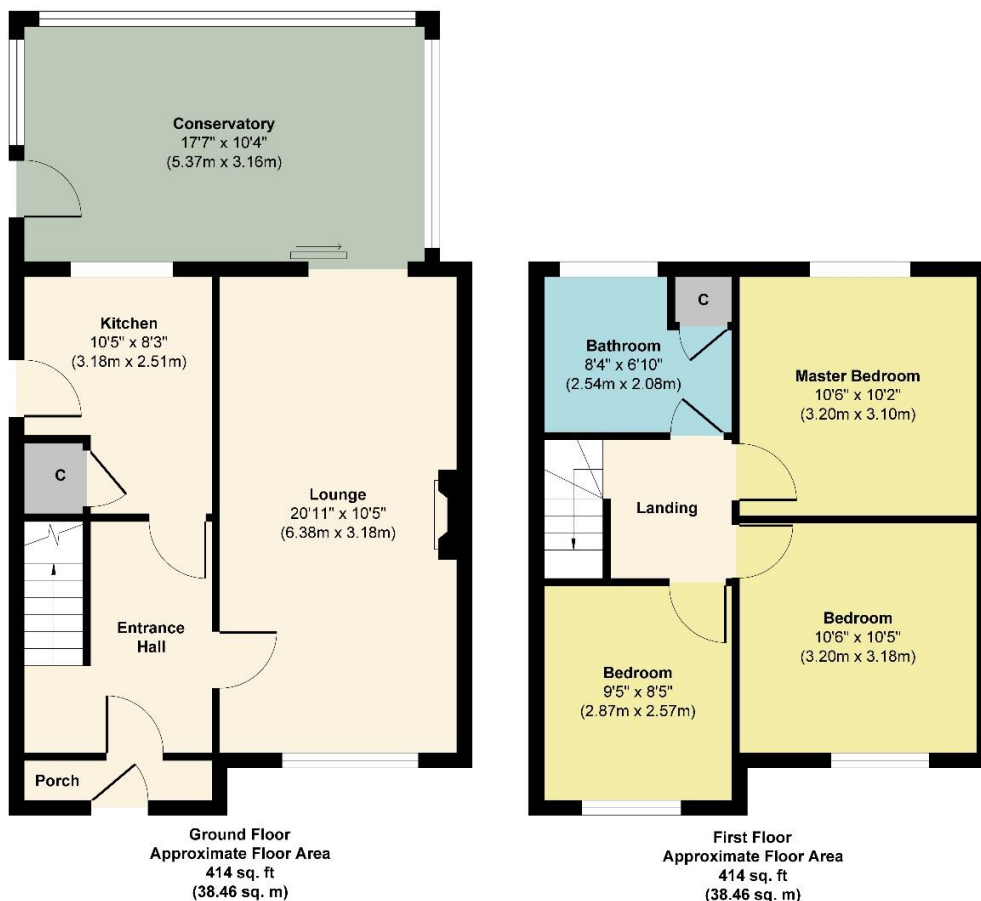
St Helens Borough Council

## Council Tax:

Band B

## Tenure:

Freehold



**Approx. Gross Internal Floor Area 828 sq. ft / 76.92 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Ground Floor:

### Entrance Vestibule

#### Internal Hallway:

With painted walls, ceiling coving, laminate flooring, ceiling pendant light, 2 x radiators, wooden doors to entrance vestibule, kitchen and living room, and stairs to first floor.

#### Kitchen:

With a range of wall and base units, drawers, laminate worktop, painted walls, laminate flooring, electric hob, fan oven, ceiling spotlights, extractor fan, stainless steel 1 and a half bowl sink, UPVC window to side of property, storage cupboard and open-plan walk-through to conservatory.

#### Conservatory:

With painted walls, laminate flooring, radiator, wall lights, UPVC door and window to side of property, UPVC roof and bi-folding doors to rear garden and open-plan walk-throughs to kitchen and lounge.

#### Lounge:

With painted walls, ceiling coving, laminate flooring, 2 x pendant ceiling lights, fireplace with log burner, 2 x radiators, UPVC window to front of property, open-plan walk-through to conservatory and wooden door to internal hallway.

## First Floor:

### Landing:

With grey, carpeted flooring, painted walls, ceiling coving, ceiling pendant light, frosted UPVC window to side of property, and wooden doors to bathroom and three bedrooms.

### Principal Bedroom:

A double bedroom, with carpeted flooring, part-painted, part-wall-papered walls, radiator, UPVC window to front of property, pendant ceiling light, and ceiling coving.

### Bedroom 2:

A double bedroom, with carpeted flooring, painted walls, ceiling coving, UPVC window to rear of property, radiator and pendant ceiling light.

### Bedroom 3:

A single bedroom, with carpeted flooring, painted walls, radiator, UPVC window to front of property, and pendant ceiling light.

### Family Bathroom:

With painted walls, frosted UPVC window to rear of property, white w.c, sink and bath with shower over, storage unit and extractor fan.



## Externally

### Garage

Currently being used as a beauty salon, accessible from door in rear garden. With UPVC windows to front of property, shower area and utility area.

### Front of property

Long, paved driveway and gravelled area suitable for parking up to 4-5 cars. Set back from the main road.

### Rear garden

Extensive garden made of 3 separate areas. First area lawn to lawn and patio with establish shrubs. Middle area houses 2 x large greenhouses, wooden bar, summer house and lawn. Furthest area is laid to lawn with established shrubs and with open field views beyond, ideal for entertaining.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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