



3 Hall Lane, Widnes, WA8 5DP

Asking Price £550,000



**STAPLETON
DERBY**

Stapleton Derby proudly presents this exquisite three-bedroom detached dormer bungalow, meticulously modernised to an exceptional standard, now available for sale. Nestled in the serene locale of Cronton, Widnes, this captivating residence boasts a generous plot, offering a harmonious fusion of seclusion, safety, and contemporary elegance.

Approaching from Hall Lane, you're greeted by electric gates ushering you into the expansive driveway, providing ample parking space for multiple vehicles. The ground floor features a porch, welcoming entrance hallway, inviting living room, well-appointed kitchen, elegant dining room, a delightful orangery, two spacious double bedrooms, and a family bathroom. Ascending to the dormer, you'll find a generously proportioned master bedroom complete with storage facilities.

Externally, the property is enveloped by meticulously landscaped gardens, complemented by patios, a charming pond amidst a wild garden, and a serene decking area, perfect for outdoor relaxation. Additionally, a detached garage adds to the property's practicality.

Property Details:

Freehold
EPC Grade D
Council Tax Band E

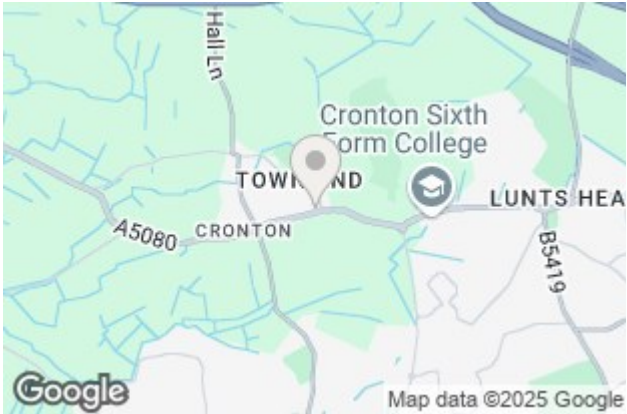








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Total area: approx. 193.9 sq. metres (2087.0 sq. feet)
 This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.
 Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.