



58 MERSEY ROAD, WIDNES, CHESHIRE WA8 0DS

OIRO £175,000



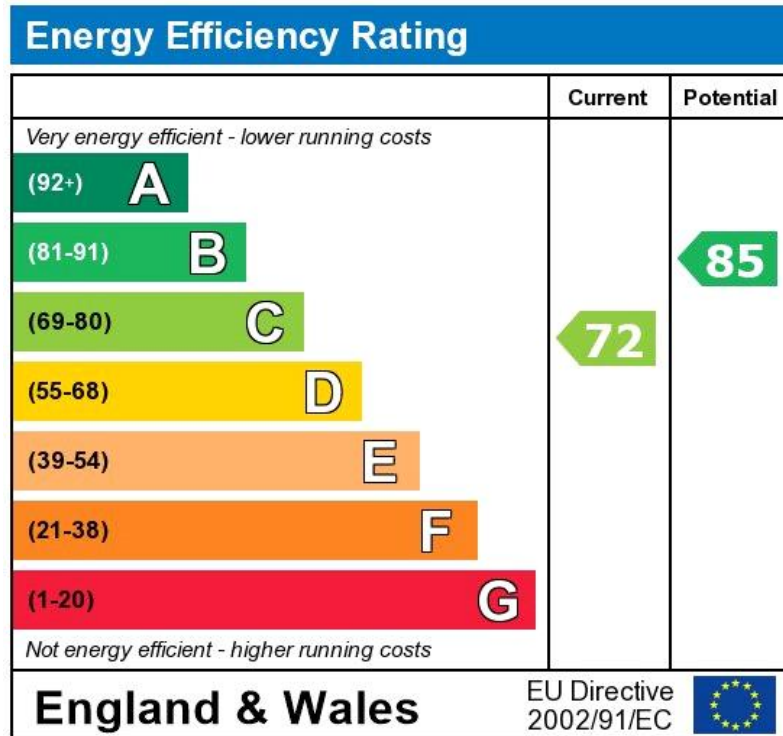
LARGE 4-BEDROOM FAMILY HOME – FULLY REFURBISHED THROUGHOUT

PROPERTY REFERENCE CODE: RS0197

58 MERSEY ROAD, WIDNES, CHESHIRE WA8 0DS

A stunning fully refurbished 4-bedroom, 3-bathroom family home set over 3 spacious floors. Featuring modern interiors, generous living space, private garden and vacant possession. Located in a highly sought-after area – early viewing is highly recommended.

- **NO CHAIN**
- FULLY REFURBISHED
- GARDEN
- GREAT LOCATION
- NEW KITCHEN
- SET OVER 3 FLOORS
- LARGE 4-BEDROOM FAMILY HOME
- THREE MODERN SHOWER ROOMS
- READY TO MOVE INTO



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

A substantial and beautifully presented four-bedroom, three-bathroom family home, offering spacious accommodation across three floors. Recently refurbished to a high standard throughout, this impressive property is ready to move straight into and is offered with vacant possession.

Ideal for growing families, the home benefits from generous living space including two reception rooms, a modern fitted kitchen/diner, four double bedrooms and three contemporary shower rooms, along with a private enclosed rear garden perfect for entertaining or relaxing.

Viewing is highly recommended to fully appreciate the size, finish and versatility this fantastic property has to offer.

Accommodation Comprises

Ground Floor

Welcoming entrance hall, spacious living room, large dining/family room leading through to a modern fitted kitchen/diner, useful under-stair storage and rear access to the private garden.

First Floor

Two generously sized double bedrooms, two modern shower rooms and landing with staircase leading to the second floor.

Second Floor

Two further double bedrooms and an additional shower room, making this an ideal layout for larger families or multi-generational living.

Local Area – WA8 0DS

Situated in the West Bank area of Widnes, the property enjoys excellent access to local amenities, transport links and schooling. Runcorn railway station is approximately 1 mile away, offering direct rail services to Liverpool, Chester and London, while major road links including the Silver Jubilee Bridge and Mersey Gateway provide easy commuting across the region.

The area is well served by local shops, supermarkets, parks and leisure facilities, with nearby schools including Widnes Academy and Wade Deacon High School.

The property is also within easy reach of the waterfront, Spike Island and the Catalyst Science Discovery Centre, making it a convenient and well-connected location for families and professionals alike.

Council Tax Band: A

Tenure: Leasehold (844 years)

Parking options: On Street

Garden details: Private Garden

Entrance hall

w: 0.96m x l: 3.72m

Main entrance hallway leading to the living room, dining room and stairs.
uPVC entrance door

Living room

w: 2.97m x l: 3.38m

Laid to laminate and overlooking the front aspect of the property.

Dining Room

w: 4.23m x l: 3.33m

Large dining room laid to laminate and located in the middle of the property.

Kitchen/diner

w: 4.24m x l: 3.32m

Large kitchen with space for a dining table, with tiled flooring, new cooker and hob, new boiler with cupboard. uPVC door to the rear garden.

FIRST FLOOR:

Bedroom 1

w: 4.2m x l: 2.68m

Located to the rear of the property, a generous double.

Master bedroom

w: 4.23m x l: 3.55m

Located to the front of the property with 2 x uPVC windows.

Shower Room

w: 2.28m x l: 1.36m

One of 2 shower rooms on this floor, with uPVC window and tiled floor. Shower unit, toilet and sink.

Shower Room

w: 1.62m x l: 1.3m

Shower room 2, with shower unit, toilet, and sink.

SECOND FLOOR:

Bedroom 3

w: 1.88m x l: 3.14m

Located on the top floor of the property, a smaller double with 1 x uPVC window.

Bedroom 4

w: 3.25m x l: 3.79m

A large bedroom with sky lights.

Shower Room

w: 1.57m x l: 1.54m

Located on the top floor to the property, with uPVC window, shower unit, toilet and sink.

Please note

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise to their accuracy.

Services

The agents have not tested any of the appliances, equipment or heating systems (Gas, electrical or otherwise) mentioned in these particulars and purchasers are advised to satisfy themselves as to their

working order prior to any legal commitments. Photographs are for illustration purposes only and items shown in photos may not be included in the sale. Measurements - The approximate room sizes are only intended as general guidance and must be verified by any potential purchaser prior to exchange of contracts.

Mortgage Services

Bailey and Staples can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. The mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs.

We are paid an introducers fee of 30% of the fee/commission earned by the Broker on referral. Please ask for more details.

Conveyancing Services

Bailey and Staples can refer you to recommended Conveyancers that in our experience, provides excellent customer service and communication throughout the sales process.

We are paid an introducers fee on referrals by certain Conveyancers, please enquire for more details







TENURE: We have been advised by the Vendors the property is Leasehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.