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22 ST AIDAN'S DRIVE,
WIDNES, CHESHIRE. WA8 5AG



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TOTAL APPROX FLOOR AREA 2197 SQ FT / 204 SQ MT

THIS BEAUTIFULLY PRESENTED HOME IS A TRUE 'TURNKEY' PROPERTY, COMBINING QUALITY, STYLE, AND PRACTICALITY. IDEAL FOR A PROFESSIONAL COUPLE OR GROWING FAMILY, IT OFFERS MODERN LIVING WITH GENEROUS PROPORTIONS, THOUGHTFULLY DESIGNED INTERIORS, AND A HIGH STANDARD OF FINISH THROUGHOUT. ENHANCED BY ITS DESIRABLE LOCATION, THIS OUTSTANDING HOME BLENDS ELEGANT PRESENTATION WITH EVERYDAY FUNCTIONALITY.

POSITIONED JUST OFF THE HIGHLY SOUGHT-AFTER NORLANDS LANE, ONE OF THE AREA'S MOST PRESTIGIOUS RESIDENTIAL ADDRESSES, THIS PREMIUM FAMILY HOME WAS PURCHASED NEW BY THE CURRENT OWNER AND CAREFULLY TAILORED TO OFFER AN EXCEPTIONAL STANDARD OF LIVING. ORIGINALLY DESIGNED AS A FIVE-BEDROOM HOME, THE OWNER CHOSE A MORE SPACIOUS FOUR-BEDROOM LAYOUT TO ENHANCE COMFORT AND INTERNAL SPACE. THE PRINCIPAL SUITE OCCUPIES THE ENTIRE SECOND FLOOR, PROVIDING AN IMPRESSIVE PRIVATE RETREAT WITH A DRESSING AREA AND BEAUTIFULLY APPOINTED EN-SUITE – A LEVEL OF LUXURY RARELY FOUND IN MODERN FAMILY HOMES.



DRIVING DISTANCE

- WIDNES TRAIN STATION – 1.1 MILES
- WILMERE LANE BUS STOP – 350 METRES
- VICTORIA PARK – 2 MILES
- WIDNES GOLF CLUB - 2 MILES
- MERSEY VALLEY GOLF & COUNTRY CLUB -3.5 MILES
- MANCHESTER CITY CENTRE - 28 MILES
- LIVERPOOL CITY CENTRE - 14 MILES
- LIVERPOOL AIRPORT - 8 MILES
- MANCHESTER AIRPORT - 26 MILES
- M62 J7 - 1.7 MILES
- M57 J1 - 8 MILES
- M56 J12 - 9 MILES

ACCOMMODATION IN BRIEF

- GROUND FLOOR ENTRANCE
- GROUND FLOOR W.C
- LIVING ROOM
- OPEN PLAN KITCHEN/LIVING/ DINING AREA
- ACCESS TO DOUBLE GARAGE

FIRST FLOOR

- BEDROOM TWO WITH EN-SUITE
- BEDROOM THREE WITH EN-SUITE ACCESS TO MAIN BATHROOM
- BEDROOM FOUR WITH EN SUITE

SECOND FLOOR

- MASTER SUITE WITH DRESSING AREA AND EN-SUITE



SCAN TO
VIEW OUR
VIDEO TOUR.



OUTSIDE FRONT
DOUBLE DRIVEWAY
DOUBLE GARAGE

OUTSIDE REAR

- REAR GARDENS BACKING ONTO WILMERE LANE PLAYING FIELDS
- DECKED AND FLAGGED AREAS FOR EASE OF MAINTENANCE
- SECURED BY PERIMETER FENCING

THE PROPERTY

AN EXCEPTIONAL FOUR-BEDROOM, FOUR-BATHROOM DETACHED FAMILY HOME IN A HIGHLY SOUGHT-AFTER AND EXCLUSIVE RESIDENTIAL SETTING, OFFERING RARE PRIVACY WITH NO DIRECTLY OVERLOOKED ASPECTS TO THE FRONT OR REAR. IMMACULATLY PRESENTED AND FINISHED TO A HIGH STANDARD, THIS OUTSTANDING HOME COMBINES GENEROUS SPACE, FAMILY LIVING, AND PRACTICALITY.

ARRANGED OVER THREE WELL-DESIGNED FLOORS, THE ACCOMMODATION HAS BEEN CAREFULLY CONFIGURED TO MAXIMISE SPACE AND FUNCTIONALITY, WITH A SEAMLESS FLOW THROUGHOUT THAT CREATES A WARM, SOPHISTICATED, AND COHESIVE FAMILY HOME.

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GROUND FLOOR

A WELCOMING ENTRANCE HALLWAY PROVIDES ACCESS TO THE LIVING ROOM, GROUND FLOOR W.C., AND UPPER FLOORS. THE SPACIOUS LOUNGE FEATURES A LOG-BURNING FIRE WITH A WOODEN MANTEL AND GRANITE HEARTH, CREATING A WARM FOCAL POINT. TO THE REAR, A STYLISH OPEN-PLAN KITCHEN, LIVING, AND DINING AREA FORMS THE HEART OF THE HOME, FEATURING HIGH-GLOSS CABINETS, GRANITE WORK SURFACES, A BREAKFAST BAR, INDUCTION HOB, AND INTEGRATED APPLIANCES. TILED FLOORING WITH UNDERFLOOR HEATING AND FRENCH DOORS TO THE REAR GARDEN COMPLETE THIS BRIGHT, PRACTICAL LIVING SPACE.

FIRST FLOOR

THE SECOND BEDROOM IS OF IMPRESSIVE SCALE AND COULD EASILY SERVE AS AN ADDITIONAL PRINCIPAL SUITE. THIS GENEROUS ROOM FEATURES FITTED WARDROBES, A DRESSING AREA, AND A STYLISH EN-SUITE, CREATING A PRIVATE AND VERSATILE RETREAT. FROM THE LANDING, TWO FURTHER WELL-PROPORTIONED DOUBLE BEDROOMS CONTINUE THE HOME'S THOUGHTFUL DESIGN. BOTH BENEFIT FROM EN-SUITE FACILITIES, WHILE BEDROOM THREE ALSO ENJOYS DIRECT ACCESS TO THE BEAUTIFULLY PRESENTED FAMILY BATHROOM.

SECOND FLOOR

THE PRINCIPAL SUITE IS A STANDOUT FEATURE OF THIS EXCEPTIONAL HOME, SPANNING THE FULL DEPTH OF THE PROPERTY AND OFFERING A PRIVATE, LUXURIOUS RETREAT WITH GENEROUS PROPORTIONS. FURTHER ENHANCING ITS APPEAL, IT BENEFITS FROM A DEDICATED DRESSING AREA, FITTED WARDROBES, AND A BEAUTIFULLY APPOINTED EN-SUITE, CREATING A STYLISH AND SOPHISTICATED PRINCIPAL BEDROOM SUITE.









TRANSPORT

WIDNES OFFERS EXCELLENT TRANSPORT LINKS VIA THE M62, BEING ONLY MINUTES' DRIVE AWAY. THIS LEADING ON TO LINK TO MOST MAJOR MOTORWAY NETWORKS OF THE NORTHWEST.

IN ADDITION, WARRINGTON AND ST HELENS TOWNS ARE WITHIN CLOSE PROXIMITY

SCHOOLS

FARNWORTH CHURCH OF ENGLAND PRIMARY SCHOOL AND LUNTS HEATH PRIMARY SCHOOL BOTH WELL-REGARDED

DEACON HIGH SCHOOL IS OFSTED RATED 'OUTSTANDING' AND WIDELY REGARDED AS ONE OF THE STRONGEST SCHOOLS IN HALTON. APPROX 2-3 MILES.

RIVERSIDE COLLEGE HALTON IS ALSO OFSTED RATED 'OUTSTANDING', OFFERING A-LEVELS, T-LEVELS, APPRENTICESHIPS, VOCATIONAL AND HIGHER EDUCATION PATHWAYS. APPROX 2-3 MILES.



PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: F

EPC Rating: C

Services: Mains gas, mains water, mains electric, underfloor electric heating in master en-suite, en-suite two and kitchen/living/kitchen area, broadband standard (estimated), double garage.

Flood Risk: Low

Viewing strictly by appointment with Paula Davies. Tel/WhatsApp 07734 366315

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed structural survey, we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximately only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumptions should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations or other consents have been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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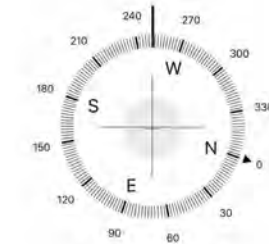
1st Floor



2nd Floor



3rd Floor



Total: 2197 sq. ft
 1st floor: 881 sq. ft, 2nd floor: 924 sq. ft, 3rd floor: 392 sq. ft
 Excluded areas: garage: 179 sq. ft, low ceiling: 34 sq. ft, open to below: 8 sq. ft,
 Walls: 211 sq. ft

Floor Plan

DELIVERING RESULTS
FOR PREMIUM HOMES.

Contact me to arrange your
personal viewing.

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