

**FOR SALE**



**Greenway Road, Widnes**

**2 Bedrooms, 1 Bathroom, Mid  
Terraced House**

**Offers In Region Of £130,000**

  
**MARTIN&CO**

**72 Greenway Road**

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- OPEN PLAN LOUNGE/DINING AREA
- REAR YARD
- ON STREET PARKING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		

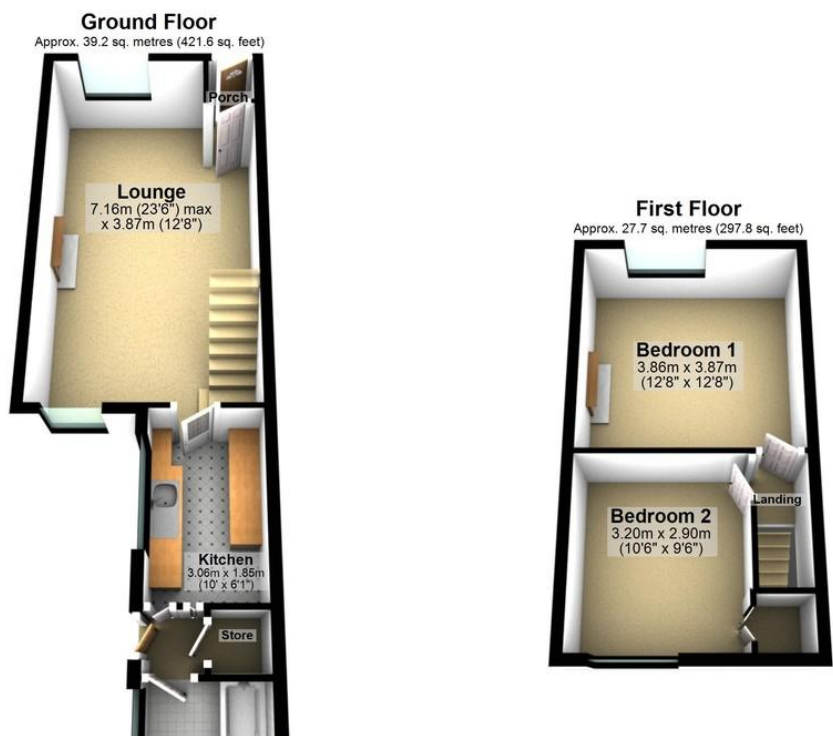
Recently modernised two-bedroom terraced home within walking distance of Widnes town centre. Features open-plan lounge/diner, fitted kitchen, modern ground floor bathroom, two double bedrooms, and a low-maintenance rear yard—ideal for first-time buyers or investors.

**LOUNGE/DINER** 23' 6" x 12' 8" (7.16m x 3.86m) Double glazed windows to both the front and rear 2 radiators Enclosed staircase to the first floor

**KITCHEN** 10' 0" (3.05m) A galley style kitchen fitted with a comprehensive range of wall and base units Single drainer sink Plumbed for a washing machine Gas cooker point with a new gas cooker Double glazed window to the side uPVC door into the rear yard

**BATHROOM** Partially tiled and fitted with a modern three piece white suite Panelled bath with an overhead shower W.C Pedestal wash basin Double glazed window to the side Radiator

**BEDROOM** 1 12' 8" x 12' 8" (3.86m x 3.86m) Double glazed window to the



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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 for mpart 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.

