

**Fox Bank Close,  
Widnes**

  
**SMART MOVE**



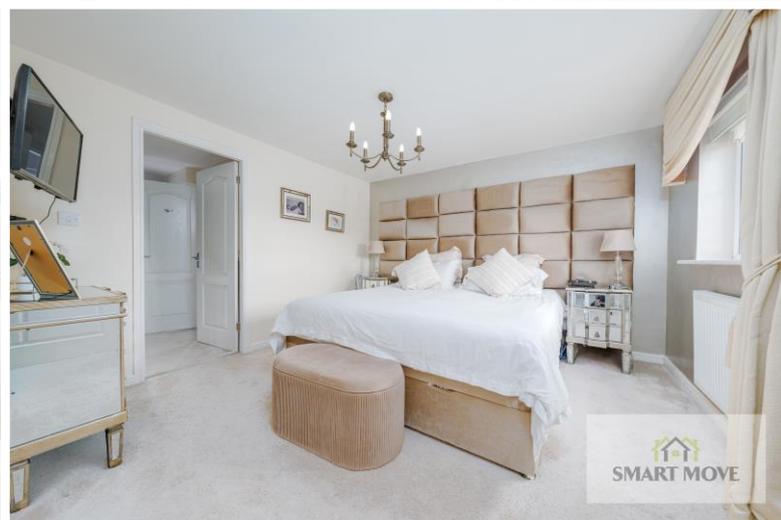
Asking Price **£600,000**



**01772 811899**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)**

**[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)**



Smart Move are delighted to present For Sale this generously proportioned and well presented FIVE bedroom detached family home. Spanning around 2,242 sq ft and laid over three floors, viewings are highly recommended in order to fully appreciate all that this amazing home has to offer.

The internal layout of the property in brief includes: entrance hall with stairs leading to the upper floors, ground floor WC, formal lounge, large conservatory with French doors leading to the rear garden, open plan modern fitted kitchen diner, first floor landing with stairs leading to the ground and second floors, principle bedroom with dressing room and en suite shower room off, first floor family bathroom, two further first floor bedrooms (with one currently being used as an additional dressing room,) second floor landing with built in storage cupboards, two generous bedrooms and the second floor bathroom completes the accommodation.

The property occupies an enviable corner plot location and boasts ample off road parking to the front on the driveway, as well as within the detached double garage. The rear garden includes three block paved patio areas, established lawned garden, gravelled beds and an enclosed fenced perimeter.

How to Find the property: To find the property using What3Words, search: [romance.anchorman.wipe](#)





- \* **FIVE Bedroom Detached Family Home**
- \* **Enviably Corner Plot Location**
- \* **Lounge, Amazing Kitchen Family Room & Conservatory**
- \* **Ground Floor WC, 1st Floor Bathroom & En Suite plus 2nd Floor Bathroom**
- \* **Sought-After Location - Viewing Recommended**

- \* **Spacious Accommodation circa 2,242 sq ft**
- \* **Driveway & Detached Double Garage**
- \* **1st Floor Bedroom One with Dressing Room & En Suite**
- \* **Private Enclosed Rear Garden**
- \* **Freehold, Council Tax Band F & EPC Rating tbc**





Fox Bank Close, Widnes, WA8 9DP  
 Total Area: 208.3 m<sup>2</sup> ... 2242 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



rightmove 



**PRS** Property Redress Scheme

**Smart Move – Tarleton**  
**226a Hesketh Lane,**  
**Tarleton, Preston, PR4 6AT**



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.