

Barrow & Cook Estate Agents

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Pine View, Winstanley

£350,000

Barrow and Cook are delighted to offer for sale this extended 3 bedroom detached property set at the top of the estate giving stunning views of Rivington Pike in the distance. The property being within easy commuting distance of Liverpool and Manchester. Close to Wigan town centre for all the shops, supermarkets etc, and to all the restaurants, Nightclubs. the property comprises Porch, Lounge, dining room, kitchen, utility, down stairs cloaks, 3 bedrooms, Family bathroom, front and rear gardens, garage and driveway.

- 3 BEDROOM DETACHED
- FRONT AND REAR GARDENS
- NOT OVERLOOKED FRONT OR REAR
- GARAGE & DRIVEWAY
- GAS CENTAL HEATING
- DOUBLE GLAZED WINDOWS
- NO ONWARD CHAIN

PORCH



1.02m x 2.06m (3' 4" x 6' 9") Porch with hardwood front door, double glazed hardwood windows, hardwood door and picture window leading to the Lounge.

LOUNGE



Large spacious room, gas fire built in to stone surround with slate hearth, coved ceiling, large hardwood double glazed window over looking the rear garden, large storage cupboard, 2 central heating radiators, smoke alarm, open plan staircase leading to bedrooms.

DINING ROOM



Dining room with large hardwood double glazed window giving stunning view to the hills in the distance, central heating radiator, coved ceiling, square arch open to the extended kitchen



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

KITCHEN



large extended kitchen with a range of wall and base units, double drainer stainless steel inset sink with mixer tap, plumbed for dishwasher, gas point for freestanding cooker, extractor, PVC double glazed rear door with side windows leading to the rear garden,

UTILITY/ CLOAK ROOM



Utility room with Hardwood rear door and double glazed window overlooking the rear garden, Belfast sink set in unit with tiled splash back and surround, plumbed for automatic washing machine. down stairs cloaks with low level WC., Half tiled walls and tiled floor.

LANDING

Landing with storage cupboard, smoke alarm, loft hatch.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their condition or delivery under the terms of this contract.

BEDROOM 1



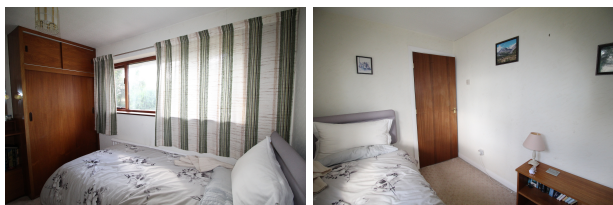
3.17m x 3.84m (10' 5" x 12' 7") Large double bedroom to the front of the property, hardwood double glazed window, central heating radiator.

BEDROOM 2



3.17m x 3.31m (10' 5" x 10' 10") Large double bedroom situated to the front of the property, hardwood double glazed window, central heating radiator.

BEDROOM 3



2.08m x 3.22m (6' 10" x 10' 7") Third bedroom situated to the rear of the property, Hardwood double glazed window, Built in wardrobes.

BATHROOM



1.54m x 3.20m (5' 1" x 10' 6") Family bathroom with 4 piece burgundy suite comprising of - Low level WC, panelled bath, pedestal sink, shower cubicle with electric shower, central heating radiator, fully tiled walls and floor, extractor, hardwood double glazed window.

EXTERNAL



To the front of the property is a long driveway with parking for 2-3 cars leading to the garage, front lawn with mature shrubs. to the rear is a raised lawn with mature trees and shrubs, patio area, not overlooked.

'Making an offer'

Should you be interested in making an offer on this or indeed any other property being marketed by Barrow and Cook, you should first contact our office before contacting the Building Society, Bank or Solicitor to avoid delays which may result in the property being sold to someone else and Survey and Legal Fees being unnecessarily incurred.

PLEASE REMEMBER YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED UPON IT.

Our office hours are as follows:
Monday to Friday 9.00am to 5.00pm
Saturday 10.30am to 1.30pm

'Disclaimer'

No appliances/fixtures or fittings have been tested by the Agent. All measurements are approximate and have been recorded using a laser tape, which is regularly checked against a known distance. All measurements are taken at the widest points including bays and also into alcoves and not to any chimney breast.

'Money laundering regulations'

Intending purchasers will be asked to produce identification documentation at a later stage, (driving license, passport) although we may ask for further I.D. and we would ask for your co-operation in order that there is no delay in agreeing a sale.

If you have other questions about this property, please telephone 01744 23271