

**Barrow & Cook Estate Agents**

5-7 Victoria Square  
St Helens, Merseyside  
WA10 1HH

**Telephone**  
01744 23271



# Bonnington Close,

£118,000

Barrow and Cook offer for sale this 2 bedroom ground floor apartment in Eccleston. The property is situated close to local schools, shops, public houses and Taylor park with it's lake and children's play areas. With easy access to the East Lancashire Road for commuting to Liverpool and Manchester. The property comprises:- Communal entrance hall, Front door to apartment, Hall, Lounge/diner, Kitchen, Bathroom, 2 bedrooms. allocated parking.

- GROUND FLOOR APARTMENT
- 2 BEDROOMS
- DOUBLE GLAZED WINDOWS
- ALLOCATED PARKING
- COMMUNAL GARDENS
- ELECTRIC STORAGE HEATING

## HALLWAY



13' 0" x 7' 0" (3.96m x 2.13m) At widest points, telephone intercom system, Storage heater, Large storage cupboard with hot water tank and consumer unit.

## LOUNGE/DINER



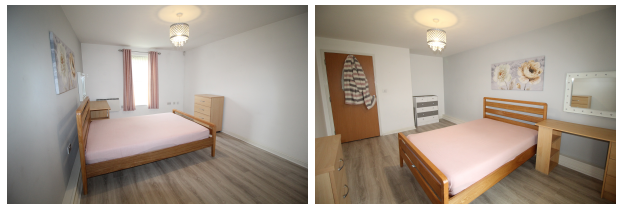
24' 0" x 12' 0" (7.32m x 3.66m) Through lounge dining room with wood effect laminate flooring, 2x Storage Heaters, 3 x PVC Double glazed windows. with views over the garden areas.

## KITCHEN



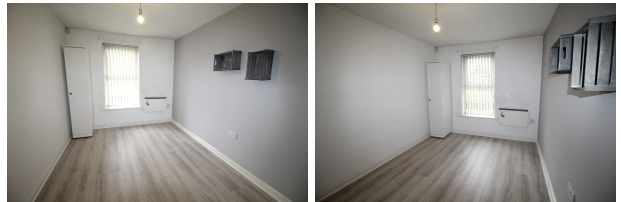
7' 2" x 7' 6" (2.18m x 2.29m ) Kitchen with a range of wall and base units, single drainer stainless steel sink with mixer tap, plumbed for automatic washing machine, electric oven, hob and hood, tiled splash back, Laminate floor.

## BEDROOM 1



10' 2" x 14' 4" (3.10m x 4.37m) Bedroom 1, large double room, PVC double Glazed window, storage Heater, laminate flooring.

## BEDROOM 2



8' 0" x 12' 1" (2.44m x 3.68m) 2nd double bedroom, PVC double glazed window Storage heater, Laminate flooring.



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.

## BATHROOM



5' 0" x 7' 3" (1.52m x 2.21m) Wet room with non slip floor, electric shower, full tiling to shower area, and half tiling to sanitary area, towel radiator, Wall heater, extractor.

### '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