

Barrow & Cook Estate Agents

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Clipsley Crescent, Haydock

£159,950

Barrow and Cook welcome to the market this 3 bedroom semi detached house in Haydock. Close to motorway network for commuting and local shops, supermarkets and schools within walking distance. Accommodation comprises - Ground Floor - inner porch, hallway, reception room, kitchen/diner, utility room and conservatory. First Floor - 3 bedrooms and bathroom. Outside - front and rear gardens with off road parking for 3/4 vehicles plus garage.

- 3 BEDROOM SEMI DETACHED
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- CONSERVATORY
- GARAGE
- OFF ROAD PARKING FOR 3/4 VEHICLES
- EXTENDED

NO UPWARD CHAIN

GROUND FLOOR

INNER PORCH

PVC door and side windows. Tiled floor.

HALLWAY

With gas central heating radiator.

RECEPTION ROOM



3.89m x 4.02m (12' 9" x 13' 2") Hole in the wall fire, laminate flooring, double glazed window, radiator and coved ceiling. Double doors leading into kitchen/diner.

KITCHEN/DINER



2.97m x 4.85m (9' 9" x 15' 11") Base units with stainless steel sink with mixer tap. Laminate flooring over dining area, tiled floor in kitchen area. Double glazed window, radiator and door leading into pantry.



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.

UTILITY ROOM

Plumbing for washing machine.

CONSERVATORY



2.78m x 4.91m (9' 1" x 16' 1") Poly carbonate roof, laminate flooring and door leading into rear garden.

FIRST FLOOR

BEDROOM ONE



2.81m x 3.69m (9' 3" x 12' 1") Positioned at the front of the property with double glazed window, radiator and built in wardrobes.

BEDROOM TWO



2.81m x 3.34m (9' 3" x 10' 11") Double glazed window, radiator and built in wardrobes.

BEDROOM THREE



2.50m x 1.92m (8' 2" x 6' 4") Double glazed window, radiator and laminate flooring.

BATHROOM



1.69m x 1.96m (5' 7" x 6' 5") White WC, sink, bath with shower over and glass screen. Tiled walls, chrome towel rail, spot light ceiling and bathroom cabinet.

OUTSIDE

FRONT AND REAR GARDENS



To the front - lawn with shrub border. Off road parking for multiple vehicles and garage. To the rear - patio area, mature shrubs and trees, gate access to front of property.

'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