

## Barrow & Cook Estate Agents

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## Oak Tree Road, Eccleston

£380,000

Barrow and Cook welcome to the market this 4 Bedroom Detached in the popular area of Eccleston. The property is a good size and oozes potential. Close to local shops, schools and the A580 East Lancashire Road for commuting to Liverpool and Manchester. The accommodation comprises:- **Ground Floor** - External Porch, Hallway, 2 Reception Rooms, Dining/Kitchen, Downstairs Cloaks and Inner Hallway. **First Floor** - Four Bedrooms and Family Shower Room. **Outside** - Front and Rear Gardens with off road parking and garage.

**NO UPWARD CHAIN**

- 4 BEDROOM DETACHED HOUSE
- NO UPWARD CHAIN
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- GARAGE
- OFF ROAD PARKING
- EXTENDED
- 2 RECEPTION ROOMS
- DOWNSTAIRS CLOAKS
- INNER HALLWAY LEADING TO REAR GARDEN
- BLOCKED PAVED FRONT GARDEN

## GROUND FLOOR

### OUTSIDE PORCH

### HALLWAY



2.30m x 2.44m (7' 7" x 8' 0") Radiator and two storage cupboards.

### RECEPTION ROOM ONE



4.11m x 5.52m (13' 6" x 18' 1") Multi fuel fire with brick surround. Two radiators and double glazed window. Double doors leading to second reception room.

### RECEPTION ROOM TWO



4.13m x 4.45m (13' 7" x 14' 7") Good size reception room with patio doors letting in lots of natural light and leading to the rear garden. Single radiator.

### DINER



3.20m x 3.80m (10' 6" x 12' 6") Radiator and storage cupboard.

### KITCHEN



3.18m x 1.75m (10' 5" x 5' 9") Wall and base units, plumbing for washing machine. Tiled floor/walls and double glazed windows.

### DOWNSTAIRS CLOAKS



2.12m x 0.83m (6' 11" x 2' 9") WC and sink with radiator and double glazed window.



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.

## INNER HALLWAY



2.37m x 0.83m (7' 9" x 2' 9") Additional storage space, with door leading to rear garden.

## FIRST FLOOR

### BEDROOM ONE



5.91m x 3.79m (19' 5" x 12' 5") Master bedroom positioned above the garage extension, L shaped dual aspect larger than average bedroom with two double glazed windows and radiators.

### ENSUITE



1.38m x 2.28m (4' 6" x 7' 6") WC, sink, shower cubicle, part tiled walls, radiator and double glazed window.

### BEDROOM TWO



4.05m x 4.12m (13' 3" x 13' 6") Fitted wardrobes, double glazed window and radiator.

### BEDROOM THREE



2.87m x 4.13m (9' 5" x 13' 7") Fitted wardrobes, double glazed window and radiator.

## BEDROOM FOUR



3.02m x 3.20m (9' 11" x 10' 6") L shaped with radiator, double glazed window. Loft hatch with drop down ladder.

## SHOWER ROOM



2.98m x 2.53m (9' 9" x 8' 4") White WC, sink and cubicle electric shower. PVC panelling to walls, single radiator, double glazed window and storage cupboard..

## OUTSIDE

### FRONT AND REAR GARDENS



To the front - patterned block paved off road parking for 3 vehicles plus additional garage. Lawn with shrub border. To the rear - Good size with patio area, lawn and shrub border.

## **'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