

Barrow & Cook Estate Agents

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Moss Bank Road, £219,950

Barrow and Cook welcome to the market this 3 bedroom semi detached in the popular area of Moss Bank. In need of modernisation but with great potential. Close to the A580 East Lancashire Road for commuting and in between St Helens and Wigan for an array of shops and leisure facilities. Ground Floor - hallway, 2 reception rooms, kitchen and down stairs cloaks. First Floor - 3 bedrooms and shower room. Outside - front and rear gardens with off road parking for 3 vehicles.

NO UPWARD CHAIN

- 3 BEDROOM SEMI DETACHED
- NO UPWARD CHAIN
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- ALARMED
- EXTENSION AT REAR
- DOWNSTAIRS CLOAKS

GROUND FLOOR

HALLWAY



1.73m x 4.62m (5' 8" x 15' 2") Gas central heating radiator, small side window.

RECEPTION ROOM ONE



3.48m x 3.85m (11' 5" x 12' 8") Bay double glazed window and gas central heating radiator.

RECEPTION ROOM TWO



3.32m x 6.45m (10' 11" x 21' 2") Two radiators, electric fire with surround, coved ceiling and patio doors leading into the rear garden.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guide statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No per: the property.

KITCHEN



1.92m x 2.71m (6' 4" x 8' 11") Wall and base units, plumbing for washing machine, stainless steel sink with mixer taps. Double glazed window and understairs storage.

GROUND FLOOR WC



0.70m x 1.88m (2' 4" x 6' 2") Ground floor WC, sink, towel rail and small window.

FIRST FLOOR

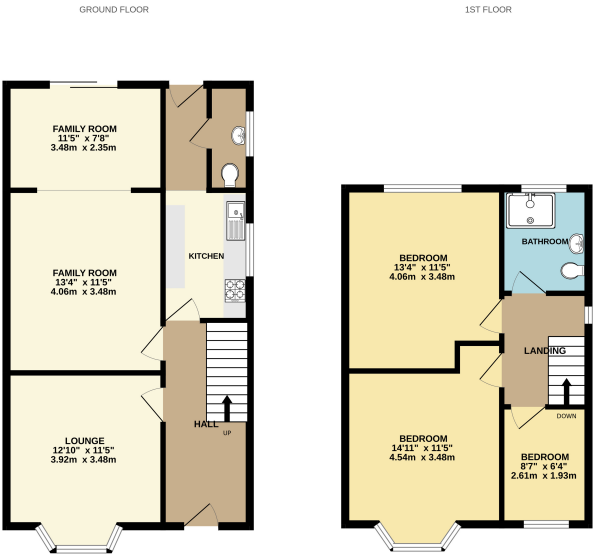
STAIRS AND LANDING

1.92m x 1.92m (6' 4" x 6' 4") Double glazed window and loft hatch.

BEDROOM ONE



4.04m x 3.31m (13' 3" x 10' 10") Bay double glazed window, radiator and built in wardrobes.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with MyPlan (2025)

BEDROOM TWO



3.98m x 3.34m (13' 1" x 10' 11") Double glazed window, radiator, picture rail and built in wardrobes.

BEDROOM THREE



3.00m x 2.00m (9' 10" x 6' 7") Double glazed window, radiator and built in wardrobe.

SHOWER ROOM



2.13m x 1.92m (7' 0" x 6' 4") Walk in shower cubicle with electric shower. White WC, sink within vanity unit. Double glazed window and radiator.

OUTSIDE

FRONT AND REAR GARDENS



To the front - is off road parking for 3 vehicles, wall frontage with shrub border. To the rear - split level with patio area, grassed lawn, shed 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

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