

## Barrow & Cook Estate Agents

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## Carmelite Crescent, Eccleston

**£199,950**

Barrow and Cook welcome to the market this 2 Bedroom Semi Detached Bungalow in the sought after area of Eccleston. Close to A580 East Lancashire Road for commuting to Liverpool/Manchester, local shops, library and schools all within walking distance. Accommodation comprising - porch, hallway, reception room, kitchen, two bedrooms and bathroom. Outside - Front and rear gardens with off road parking for multiple vehicles and garage.

**NO UPWARD CHAIN**

- 2 BEDROOM SEMI DETACHED BUNGALOW
- NO UPWARD CHAIN
- GAS CENTRAL HEATING RADIATOR
- DOUBLE GLAZED WINDOWS
- FRONT AND REAR GARDENS
- ALARMED
- GARAGE
- OUTSIDE ELECTRIC POINT
- OFF ROAD PARKING
- NEW BOILER 2023

## HALLWAY

1.14m x 2.34m (3' 9" x 7' 8") PVC front door, laminate flooring, storage cupboard, coved ceiling and radiator.

## RECEPTION ROOM



3.64m x 4.92m (11' 11" x 16' 2") PVC double glazed window, large radiator, coved ceiling, fire surround/gas fire.

## KITCHEN



2.74m x 2.99m (9' 0" x 9' 10") Wall and base units, single drainer stainless steel sink with mixer tap. Plumbing for washing machine, gas cooker point, pantry and PVC door leading to rear garden.

## INNER HALLWAY

2.04m x 1.02m (6' 8" x 3' 4") Laminate flooring, radiator, airing cupboard and loft hatch.

## BEDROOM ONE



3.84m x 2.72m (12' 7" x 8' 11") Built in wardrobes, PVC double glazed window and radiator.

## BEDROOM TWO



2.63m x 2.72m (8' 8" x 8' 11") PVC Double glazed window and radiator.

## BATHROOM



1.64m x 1.95m (5' 5" x 6' 5") 3 piece white suite with low level WC, sink within vanity unit. Bath with electric shower over, fully tiled walls, PVC window, PVC panelled ceiling and chrome towel rail.



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.

## OUTSIDE

### FRONT AND REAR GARDENS



Front garden with off road parking for multiple vehicles and double gates leading to garage. Rear garden with patio area, low maintenance with artificial grass, greenhouse and electrical point.

### '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