

Barrow & Cook Estate Agents

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Broadway, Grange Park

£230,000

Barrow and Cook welcome to the market this 3 Bedroom Semi Detached in the popular Grange Park area. Close to Carmel 6th Form College, bus route into St Helens Town Centre and Taylor Park. The accommodation comprises:- Ground Floor - Porch, Hallway, 2 Reception Rooms and Kitchen. First Floor - 3 Bedrooms and Bathroom. Outside - Front and Rear Gardens with off road parking and garage.

- 3 BEDROOM SEMI DETACHED
- NO UPWARD CHAIN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- GARAGE
- FRONT AND REAR GARDENS

NO UPWARD CHAIN

GROUND FLOOR

PORCH

0.74m x 2.08m (2' 5" x 6' 10") Hardwood double doors into the inner porch. Tiled floor.

HALLWAY



2.11m x 4.24m (6' 11" x 13' 11") Original front door and side windows, radiator and storage space under stairs.

RECEPTION ROOM ONE



3.81m x 3.58m (12' 6" x 11' 9") Hardwood double glazed bay window, coved ceiling, gas fire with surround and radiator.

RECEPTION ROOM TWO



3.21m x 6.00m (10' 6" x 19' 8") Large double glazed picture window, two ceiling lights, skirting radiator, marble fire surround and coved ceiling.



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



2.38m x 4.87m (7' 10" x 16' 0") Nice spacious kitchen with a range of wall and base units, single drainer sink and plumbing for washing machine. Built in oven and hob, part tiled walls and tiled floor. 2 double glazed windows, breakfast bar and central heating clock and boiler.

STAIRS AND LANDING



2.74m x 1.39m (9' 0" x 4' 7") Double glazed window, ranch style bannister and coved ceiling.

FIRST FLOOR

BEDROOM ONE

4.25m x 3.70m (13' 11" x 12' 2") Bay double glazed window and radiator. Built in wardrobes.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and fittings are approximate and no responsibility is taken for any errors or omissions in the drawings. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BEDROOM TWO



3.29m x 3.72m (10' 10" x 12' 2") Double glazed window, radiator and built in wardrobes. Sink in vanity unit.

RECEPTION THREE



2.12m x 2.58m (6' 11" x 8' 6") Double glazed window, radiator and built in wardrobes. Loft access.

BATHROOM



1.81m x 2.46m (5' 11" x 8' 1") 3 piece suite, radiator and fully tiled walls.

OUTSIDE

FRONT AND REAR GARDENS



To the front - Lawn with border. Off road parking for 4 cars, gates leading to garage. To the rear - Paved pathway and lawn.

'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