

Barrow & Cook Estate Agents

5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

Telephone

01744 23271



Chelford Road, Eccleston

£199,950

Barrow and Cook are pleased to offer for sale this 2 bedroom mews property on the popular Eccleston Grange estate built by Jones Homes. Situated close to local schools, shops and eateries the property also give easy access to the East Lancashire Road for commuting to Liverpool & Manchester. The property is approximately 7yrs old and comprises:- Ground Floor - hall, lounge, kitchen, downstairs cloaks. First Floor - 2 bedrooms, bathroom. Outside - front garden with off road parking, to the rear garden - low maintenance lawn with patio area.

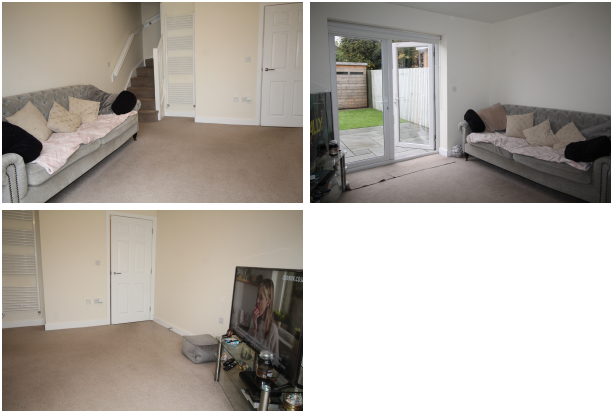
- POPULAR LOCATION
- 2 BEDROOM MEWS PROPERTY
- DOWN STAIRS CLOAKS
- GAS CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING

HALLWAY



1.17m x 5.06m (3' 10" x 16' 7") Composite front door leads to the hallway with central heating radiator, meter cupboard, alarm sensor, smoke alarm, central heating thermostat.

RECEPTION ROOM



3.50m x 3.91m (11' 6" x 12' 10") Lounge situated to the rear of the property, central heating radiator, PVC double glazed French Doors leading to the rear garden.

KITCHEN



2.43m x 2.76m (8' 0" x 9' 1") PVC double glazed bay window, a range of wall and base units with coordinating work tops with upstands, single drainer stainless steel sink with mixer tap, integrated oven, hob, hood with stainless steel splash back, plumbed for automatic washing machine & dishwasher. Fridge/freezer space, under pelmet lighting, downlights, central heating boiler housed in wall unit, central heating timer & radiator, alarm sensor.

DOWNSTAIRS CLOAKS



Downstairs Cloaks comprising low level WC, pedestal wash basin, central heating radiator, ceramic tiled floor.



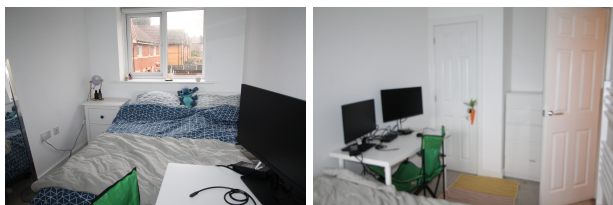
Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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.

BEDROOM 1



2.86m x 3.47m (9' 5" x 11' 5") Master bedroom situated to the front of the property, PVC double glazed window, built in wardrobes, central heating radiator, storage cupboard.

BEDROOM 2



1.91m x 3.98m (6' 3" x 13' 1") Bedroom 2 situated to the rear of the property, PVC double glazed window, ladder style central heating radiator, storage cupboard, loft hatch.

BATHROOM



1.37m x 2.21m (4' 6" x 7' 3") Family bathroom, large walk in shower cubicle with thermostatic rain shower, wash basin with mixer taps set in vanity unit, mirrored bathroom cabinet, low level WC, fully tiled walls and floor, chrome towel radiator, down lights, extractor fan.

EXTERNAL



To the front of the property is paved frontage for off road parking and a small planted area under the window. The fully enclosed rear garden has patio area, lawn, garden shed and gate giving access for the wheelie bins.

'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