

## Barrow & Cook Estate Agents

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## Tickle Avenue,

## £130,000

Barrow and Cook bring to the market this spacious 3 bedroomed mid mews property. The property has easy access to local schools, shops and parks, with easy access to the East Lancashire Road for commuting to Liverpool & Manchester. The property which is ideal for FTB or investors and comprises :- Hall, 2 x reception rooms, kitchen, 3 bedrooms, bathroom, Front car hardstanding, rear garden with raised flower beds.

- 3 BEDROOMS
- PVC DOUBLE GLAZED WINDOWS
- GAS CENTAL HEATING
- OFF ROAD PARKING FOR 2 VEHICLES
- REAR GARDEN
- VACANT POSSESSION

HALL



1.83m x 3.21m (6' 0" x 10' 6") PVC double glazed front door, central heating radiator, under stairs meter cupboard, wood flooring.

RECEPTION 1



2.25m x 3.53m (7' 5" x 11' 7") situated to the front of the property PVC double glazed window, central heating radiator, adam style fire surround,

RECEPTION 2



3.50m x 3.79m (11' 6" x 12' 5") 2nd reception to the rear of the property PVC double glazed bay window, Central heating radiator.

KITCHEN



1.82m x 3.06m (6' 0" x 10' 0") Kitchen with a range of wall and base units in cream with contrasting work tops and tiled splash back, single drainer stainless steel sink with mixer tap, plumbed for automatic washing machine, gas cooker point.

LANDING



landing with dark wood spindles and loft hatch.

BEDROOM 1

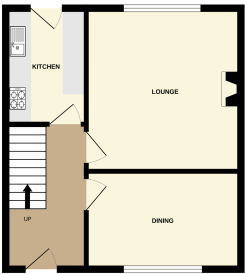


3.45m x 3.71m (11' 4" x 12' 2") Bed 1 good sized master bedroom situated at the front of the property, PVC double glazed window, central heating radiator.

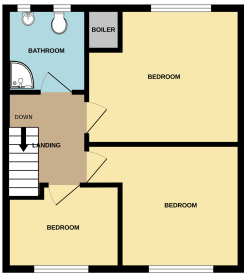


Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis for any representation or warranty. The vendor, estate agent and solicitor shall have no responsibility or liability in respect of the floorplan as to their respective obligations under the plan. Made with Metaplan 10000

## BEDROOM 2



2.68m x 3.28m (8' 10" x 10' 9") 2nd Bedroom to the rear of the property PVC double glazed window, central heating radiator, built in cupboard housing the central heating boiler.

## BEDROOM 3



2.55m x 2.76m (8' 4" x 9' 1") Bed 3 situated to the front of the property, PVC double glazed window, central heating radiator.

## SHOWER ROOM



1.55m x 2.33m (5' 1" x 7' 8") Shower room comprising shower cubicle, low level WC, wash basin, fully tiled walls, extractor fan, laminate flooring, 2x PVC double glazed windows.

## EXTERNAL



The front of the property has been flagged giving hard standing for 2x cars.

To the rear is a fully flagged low maintenance garden with raised flower beds, a brick built out house/shed and rear gate leading to back entry.

### '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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