

**Barrow & Cook Estate Agents**

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## Liverpool Road, Haydock

**£259,950**

Barrow and Cook welcome to the market this 3 bedroom semi detached. Easy access to the A580 East Lancashire Road for commuting to Liverpool, Manchester and motor way network. Property comprising - Ground Floor - Inner Porch, Hallway, Two Reception Rooms, Kitchen and Conservatory. First Floor - Three Bedrooms and Bathroom. Outside - Front and Rear Gardens with off road parking and garage.

**NO UPWARD CHAIN**

- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- PVC DOUBLE GLAZED WINDOWS
- FRONT AND REAR GARDENS
- DOUBLE STOREY EXTENSION TO THE REAR
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- GARAGE
- NO UPWARD CHAIN
- CONSERVATORY



## PORCH



1.27m x 2.06m (4' 2" x 6' 9") Porch with PVC double glazed door and window. Laminate flooring.

## HALLWAY



1.74m x 3.69m (5' 9" x 12' 1") Entrance hall with picture rail, under stairs storage, central heating radiator.

## RECEPTION 1



3.54m x 4.17m (11' 7" x 13' 8") Reception 1 situated to the front of the property, with double glazed bay window, picture rail, electric fire, central heating radiator and laminate flooring.

## RECEPTION 2



4.47m x 5.56m (14' 8" x 18' 3") Large reception room to the rear of the property with electric fire & surround, central heating radiator, storage cupboard, doors leading to the conservatory.

## KITCHEN



2.72m x 3.49m (8' 11" x 11' 5") Kitchen with a range of wall and base units, integrated oven & hob, sink with mixer tap, double glazed window, tiled floor, central heating radiator, small storage pantry.



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.



## CONSERVATORY



3.05m x 3.73m (10' 0" x 12' 3") Conservatory with glass roof and tiled floor.

## LANDING



2.14m x 2.07m (7' 0" x 6' 9") Landing with double glazed window, loft hatch. Loft is boarded with electrics.

## BEDROOM 1



2.67m x 5.61m (8' 9" x 18' 5") Master bedroom situated to the rear of the property, fitted wardrobes, central heating radiator, double glazed window, shower cubicle with rainwater shower.

## BEDROOM 2



2.67m x 3.63m (8' 9" x 11' 11") Bedroom 2 situated to the front of the property, fitted wardrobes, double glazed window, central heating radiator.

## BEDROOM 3



1.43m x 2.39m (4' 8" x 7' 10") Bedroom 3 to the front of the property, built in wardrobes, central heating radiator, double glazed window.

## BATHROOM



2.01m x 2.04m (6' 7" x 6' 8") Bathroom comprising 3 piece white suite, low level WC, pedestal sink, panelled bath, double glazed window, central heating radiator, tiled walls, vinyl flooring.

## EXTERNAL



To the front of the property is a resin blocked paved driveway with space for 3 vehicles, garage and a small garden area. To the rear of the property is a patio area, mature shrubs, gate access. Not overlooked with views of open field.



### **'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