



## Allan Road,

**Offers in Region of £105,000**

FTB or Investors looking to get on the property ladder this 2 bedroom mid terrace in the popular Haresfinch area of St Helens is ideal. Close to local schools, shops, public houses, Haresfinch park, also within easy reach of the A580 East Lancs Road for commuting to Liverpool & Manchester. The property comprises:- Hall, Lounge, Kitchen/Diner, 2 bedroom, bathroom, front garden area that has been turned into hardstanding for parking, fully enclosed rear garden, not overlooked,

- 2 BEDROOM MID TERRACE
- PVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- OFF ROAD PARKING
- NO ONWARD CHAIN

NO ONWARD CHAIN

## HALLWAY

Entrance via PVC double glazed front door, alarm key pad, glazed door leading to lounge.

## LOUNGE



11' 8" x 19' 5" (3.56m x 5.92m) Lounge situated to the front of the property, Dual aspect PVC double glazed windows, Adam style fire surround with gas fire, wall lights, central heating radiator, coved ceiling, under stairs storage cupboard.

## KITCHEN



7' 2" x 14' 0" (2.18m x 4.27m) Kitchen/ breakfast area with a range of wall and base units, single drainer stainless steel sink with mixer tap, plumbed for automatic washing machine, gas cooker point, central heating boiler, central heating radiator, PVC double glazed window, PVC patio doors leading to the rear garden.

## BEDROOM 1



09' 11" x 12' 2" (3.02m x 3.71m) Master bedroom to the front of the property, PVC double glazed window, central heating radiator, built in wardrobes with sliding doors, storage cupboard.

## BEDROOM 2



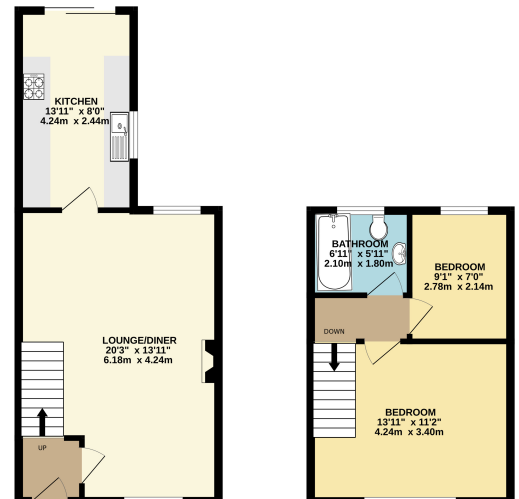
6' 11" x 12' 0" (2.11m x 3.66m) Second bedroom to the rear of the property, PVC double glazed window, central heating radiator.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm is responsible for any loss or damage caused by reliance on these particulars.

GROUND FLOOR

1ST FLOOR



## BATHROOM



4' 1" x 6' 0" (1.24m x 1.83m) Bathroom with 3 Piece white suite comprising of low level WC, wash hand basin, Panelled bath with electric shower over, fully tiled wall to shower area, extractor fan, central heating radiator, PVC double glazed window.

## EXTERNAL



To the front of the property is hardstanding to give off road parking.

To the rear is a private garden not overlooked, with patio area, lawn with borders of mature shrubs and trees.

## '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.

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