

**Barrow & Cook Estate Agents**

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**Horace Street,**

**£115,000**

'ATTENTION CASH BUYERS' Barrow and Cook are delighted to offer for sale this 3 bedroom traditional bay fronted terrace property, the property in need of full renovation offers great potential for the right person. Close to local schools, shops, park and leisure centre, giving easy access to the East Lancashire Road for commuting to Liverpool and Manchester. The property comprises Vestibule, Hall, 2 x Reception rooms, Kitchen, Utility, 3 double bedrooms, Bathroom, front and rear gardens.

- MID TERRACE PROPERTY
- 2 RECEPTION ROOMS
- 3 DOUBLE BEDROOM
- UTILITY ROOM
- GARDEN FRONTED
- IN NEED OF FULL RENOVATION
- NO ONWARD CHAIN

VESTIBULE

0.87m x 0.82m (2' 10" x 2' 8") Vestibule with original tiled floor, glazed door leading to hallway.

HALLWAY



0.92m x 3.45m (3' 0" x 11' 4") Hallway with original tiled floor, central heating radiator, ornate coving.

RECEPTION 1



3.20m x 4.81m (10' 6" x 15' 9") situated to the front of the property a Large reception room with bay window (in need of immediate repair), central heating radiator, large ornate coving, electric fire.

RECEPTION 2



4.40m x 4.61m (14' 5" x 15' 1") 2nd reception situated to the rear of the property (floor in need of immediate repair) central heating radiator, gas fire, under stairs cupboard. large single glazed window.

KITCHEN



2.58m x 4.44m (8' 6" x 14' 7") 3 x single glazed windows, central heating radiator, stainless steel sink with mixer tap. (ceiling in need of immediate repair).

UTILITY ROOM



2.31m x 2.58m (7' 7" x 8' 6") Room with rear door leading to back yard, 2x windows, single drainer sink unit.

BEDROOM 1



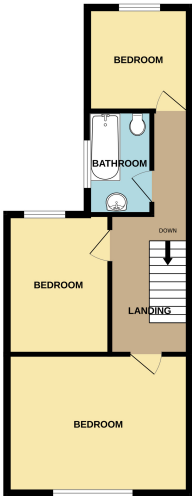
3.81m x 4.01m (12' 6" x 13' 2") Master bedroom situated to the front of the property, single glazed window, central heating radiator, built in cupboard.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the property.

GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the information contained herein, the advertiser does not accept any liability for any errors or omissions, and any other terms and conditions apply as to their accuracy.

## BEDROOM 2



2.65m x 3.96m (8' 8" x 13' 0") 2nd double bedroom situated to the rear of the property, single glazed window, central heating radiator, built in cupboard.

## BEDROOM 3

2.60m x 3.88m (8' 6" x 12' 9") 3rd double bedroom situated at the rear of the property, single glazed window, central heating radiator, cast iron fire place.

## BATHROOM



1.6m x 2.76m (5' 3" x 9' 1") Bathroom comprising W.C, pedestal wash basin, bath with shower over, central heating radiator, single glazed window, storage cupboard. 'ceiling in need of immediate repair'

## EXTERNAL



To the front of the property is a small garden area, Steps leading up to the front door, to the rear there is a Yard.

## '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