

## Barrow & Cook Estate Agents

5-7 Victoria Square  
St Helens, Merseyside  
WA10 1HH

### Telephone

01744 23271



## Newlands Road,

# £199,999

Barrow and Cook welcome to the market this good size 3 bedroom semi detached in the popular area of Haresfinch. Local schools, shops and A580 East Lancashire Road are all in close proximity. The accommodation comprises - Ground Floor - Inner porch, hallway, 2 reception rooms, kitchen/diner and morning room. First Floor - 3 bedrooms and bathroom. Outside - Front and rear gardens with off road parking for 1 vehicle.

**NO UPWARD CHAIN**

- 3 BEDROOM SEMI DETACHED
- NO UPWARD CHAIN
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- EXTENDED
- GOOD SIZE REAR GARDEN

# GROUND FLOOR

## INNER PORCH



0.85m x 2.35m (2' 9" x 7' 9") PVC double glazed windows, tiled flooring.

## HALLWAY



1.75m x 3.51m (5' 9" x 11' 6") Under stairs storage cupboard.

## RECEPTION ROOM ONE



3.01m x 4.30m (9' 11" x 14' 1") Double glazed bay window, radiator, electric fire and picture rail.

## RECEPTION ROOM TWO



3.03m x 4.08m (9' 11" x 13' 5") Electric fire with surround, radiator and door into morning room.

## KITCHEN/DINER



2.01m x 3.16m (6' 7" x 10' 4") 1.68m x 3.27m (5' 6" x 10' 9") Wall and base units, stainless steel sink, tiled floor and double glazed window.

## MORNING ROOM



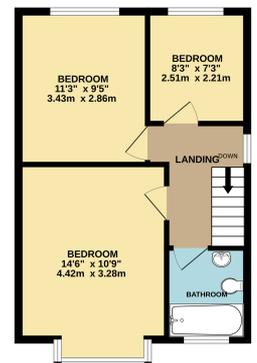
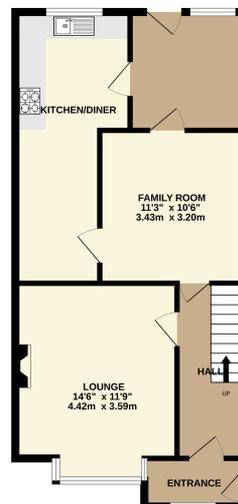
1.99m x 2.89m (6' 6" x 9' 6") Tiled floor and double glazed windows, door into rear garden.



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



MAPS AND PLANS HAVE BEEN MADE TO ILLUSTRATE THE GENERAL OUTLINE OF THE PROPERTY AND NOT TO BE USED AS A BASIS FOR ANY STATEMENT OF FACT. THE AGENT ACCEPTS NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS IN THE INFORMATION CONTAINED HEREIN.

## FIRST FLOOR

### STAIRS AND LANDING



1.88m x 2.10m (6' 2" x 6' 11") Double glazed window.

### BEDROOM ONE



3.80m x 3.11m (12' 6" x 10' 2") Positioned at the front of the property with double glazed bay window.

### BEDROOM TWO



3.38m x 3.70m (11' 1" x 12' 2") Double glazed window and radiator.

### BEDROOM THREE



2.50m x 2.07m (8' 2" x 6' 9") Double glazed window and radiator.

### BATHROOM



1.89m x 1.68m (6' 2" x 5' 6") Bath with shower over, WC, sink. Double glazed window, radiator and tiled floor.

## OUTSIDE

### FRONT AND REAR GARDENS



To the front - off road parking, lawn and shrub border. To the rear - large garden with lawn, shrubs, outside water tap and gate access.

### '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