

**Barrow & Cook Estate Agents**

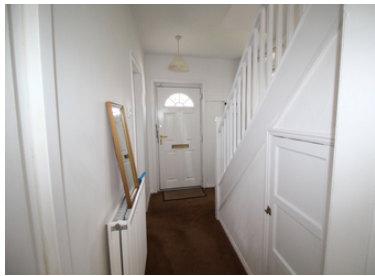
5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

**Telephone**

01744 23271



## Percy Street, Offers in region of £135,000

Barrow & Cook are pleased to offer for sale this 3 bedroom end terraced property, situated in Sutton and giving easy access to local school's, shops, doctors, Sutton junction train station for commuting to Liverpool & Manchester, The property comprises Hall, lounge, Dining room, Kitchen, downstairs WC, 3 Bedrooms, Bathroom, Front side and rear gardens. No onward chain.

- END TERRACE PROPERTY
- 2 RECEPTION ROOMS
- 3 BEDROOMS
- GAS CENTAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- FREEHOLD (TO BE CONFIRMED)
- LARGE DRIVEWAY FOR OFF ROAD PARKING



HALL



RECEPTION 1



4.01m x 4.061m (13' 2" x 13' 4") Situated to the front of the property is a bright lounge, large PVC bay window, wall mounted gas fire with surround, central heating radiator, Coved ceiling.

RECEPTION 2



3.36m x 2.93m (11' 0" x 9' 7") second reception used as dining room, PVC double glazed window over looking rear garden, 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.

KITCHEN



2.96m x 3.96m (9' 9" x 13' 0") Kitchen with a range of wall and base units, Single drainer stainless steel sink, gas cooker point, plumbed for automatic washing machine, built in pantry, 2 x PVC double glazed windows, central heating radiator.

ANTE SPACE

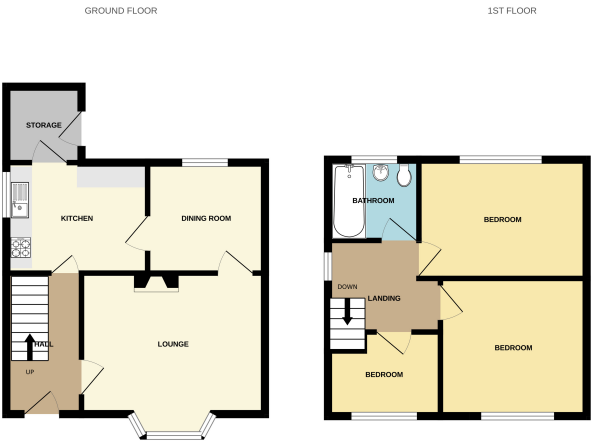


Ante-space with storage and downstairs WC.

STAIRS & LANDING



Large bright landing with PVC double glazed window, loft hatch.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, fixtures and appliances shown here are not been tested and no guarantee is given. Made with Metagis C5024



## BEDROOM 1



4.16m x 3.47m (13' 8" x 11' 5") Large master bedroom situated to the front of the property, built in storage cupboard, central heating radiator, 2x PVC double glazed window.

## BEDROOM 2



3.48m x 3.63m (11' 5" x 11' 11") Second double bedroom to the rear of the property, built in cupboard housing the central heating boiler, PVC double glazed window, Central heating radiator.

## BEDROOM 3



2.57m x 3.05m (8' 5" x 10' 0") Bedroom 3 to the front of the property, built in storage cupboard, 2x PVC double glazed window, central heating radiator.

## BATHROOM



1.70m x 2.53m (5' 7" x 8' 4") 1.70m x 2.53m (5' 7" x 8' 4") Bathroom comprising 3 piece white suite, low level WC. Panelled bath, wash basin, PVC double glazed window, central heating radiator.

## EXTERNAL



the property is set behind a large front garden with long driveway that can fit 2-3 cars, Mainly laid to lawn with fence and hedge borders.

To the rear of the property is a good sized garden with mature shrubs, patio area. there is also garden space to the side of the property.

## '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