

Barrow & Cook Estate Agents

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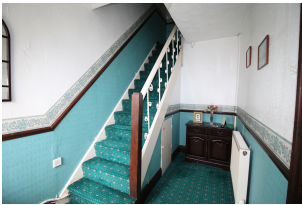


Wyresdale Avenue, Offers in Region of £145,000

Barrow and Cook are pleased to bring to the market this 3 bedroomed terrace property. The property has had a new roof, new bathroom and new boiler all within the last 4 years. Giving easy access to the East Lancashire Road for commuting to Liverpool & Manchester. Access to local parks, schools and shops also easy access to the town centre. The property comprises - Hall, through lounge/diner, kitchen, 3 bedrooms, bathroom, front and rear gardens.

- 3 BEDROOM TERRACE
- NEW BATHROOM WITHIN THE LAST 18MONTHS
- NEW ROOF WITHIN THE LAST 5 YEARS
- PVC DOUBLE GLAZED WINDOWS
- LOW MAINTENANCE GARDENS
- GAS CENTRAL HEATING

HALL



1.93m x 3.45m (6' 4" x 11' 4") PVC front door with side window, central heating radiator, under stairs storage cupboard.

LOUNGE / DINING ROOM



3.63m x 6.49m (11' 11" x 21' 4") Through lounge dining room, PVC double glazed window, central heating radiator, coved ceiling, dado rail. Marble fire surround with living flame gas fire.

KITCHEN



2.69m x 2.94m (8' 10" x 9' 8") Fully tiled kitchen with a range of wall and base units with co-ordinating work tops, composite sink with mixer tap, gas cooker point, plumbing for automatic washing machine, PVC double glazed window and rear door.

LANDING

1.99m x 2.32m (6' 6" x 7' 7") At widest points, smoke alarm, loft hatch.



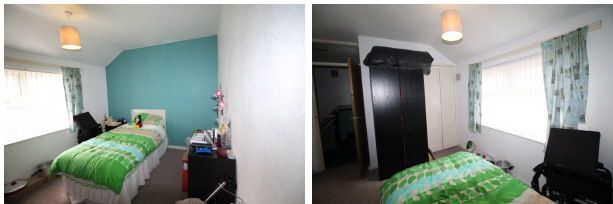
Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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.

MASTER BEDROOM



3.59m x 3.85m (11' 9" x 12' 8") Master bedroom situated to the front of the property, PVC double glazed window, central heating radiator.

BEDROOM 2

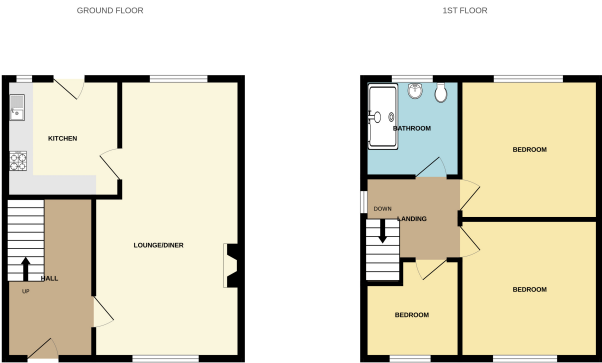


2.81m x 3.85m (9' 3" x 12' 8") Bedroom 2 situated to the rear of the property, PVC double glazed window, central heating radiator, built in cupboard housing a Worcester boiler.

BEDROOM 3



2.57m x 2.89m (8' 5" x 9' 6") Bedroom 3 situated to the front of the property, PVC double glazed window, central heating radiator.



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, sections, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The actual floorplan may vary from the floorplan shown and no guarantee as to its accuracy or efficiency can be given. Made with Floorplan 2023

BATHROOM



1.71m x 2.33m (5' 7" x 7' 8") Bathroom situated to the rear of the property, 2 x PVC double glazed windows, fully tiled walls, extractor fan, pedestal sink, low level WC, wet room with electric shower, none slip floor, airing cupboard and central heating radiator.

EXTERNAL



To the front of the property is a fully flagged low maintenance garden area.

To the rear of the property is a raised patio area with borders, brick out buildings for storage.

'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