

Barrow & Cook Estate Agents

5-7 Victoria Square

St Helens, Merseyside

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Derbyshire Hill Road,

£109,950

Barrow and Cook welcome to the market this nicely presented two bedroomed terraced property. Ideal for first time buyer, investor to add to their portfolio or small family. Local shops and schools within walking distance. Accommodation comprises - Ground Floor - reception room and kitchen. First Floor - two bedrooms and bathroom. Outside - Front and rear gardens.

- 2 BED MID TERRACE
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- FRONT AND REAR GARDENS
- NEW CARPETS
- IDEAL BUY TO LET OR FIRST TIME BUY

NO UPWARD CHAIN

GROUND FLOOR

RECEPTION ROOM



4.30m x 3.56m (14' 1" x 11' 8") Sash double glazed window, solid wood flooring, coving, gas central heating and stairs leading to first floor.

KITCHEN



3.02m x 3.53m (9' 11" x 11' 7") White wall and base units with oven, hob and extractor fan. Tiled floor, splash back tiled walls, double glazed window and radiator. Patio doors leading into the rear garden.

FIRST FLOOR

STAIRS AND LANDING

1.21m x 1.62m (4' 0" x 5' 4") Loft access.



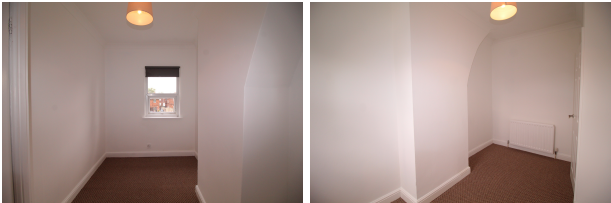
Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection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

BEDROOM ONE



3.67m x 3.55m (12' 0" x 11' 8") Sash double glazed window, radiator and storage cupboard.

BEDROOM TWO



1.70m x 3.71m (5' 7" x 12' 2") Gas central heating radiator and double glazed window.

BATHROOM



2.24m x 1.30m (7' 4" x 4' 3") White WC, sink and bath with hair raiser attachment. Towel rail, double glazed window and radiator. Part tiled walls.

OUTSIDE

FRONT AND REAR GARDENS



To the front - flagged garden with gate access. To the rear - spacious flagged and chip stone rear garden.

'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

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