

## Barrow & Cook Estate Agents

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## Islands Brow,

# £174,950

Barrow and Cook welcome to the market this 3 Bedroom Semi Detached, in the popular area of Islands Brow. In need of modernisation but with great potential, ideal for a first time buyer or family to put there own stamp on. Close to schools, parks and the A580 for commuting. Accommodation comprising:- Ground Floor - Inner Porch, Reception Room and Kitchen. First Floor - 3 Bedrooms and family Bathroom. Outside - Front, Side and Rear Gardens.

- 3 BEDROOM SEMI DETACHED
- NO UPWARD CHAIN
- FRONT, SIDE AND REAR GARDENS
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- KITCHEN EXTENSION
- WORCESTER COMBI BOILER
- FREEHOLD (TO BE CONFIRMED)

**NO UPWARD CHAIN**



# GROUND FLOOR

## PORCH



1.14m x 1.03m (3' 9" x 3' 5") With double glazed windows.

## RECEPTION



5.17m x 6.93m (17' 0" x 22' 9") L Shaped with 3 radiators, bay double glazed window and gas fire. Stairs to first floor and patio doors into rear garden.

# KITCHEN



2.97m x 5.08m (9' 9" x 16' 8") Good size kitchen with wall and base units, stainless steel sink. 2 double glazed windows, tiled walls and heater.

# FIRST FLOOR

## STAIRS AND LANDING



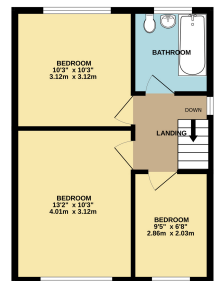
Double glazed window and loft hatch.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, doors and any other details are approximate and no responsibility is taken for any error or omission in this statement. The plan is for guidance purposes only and should be used as such for any prospective purchase. The original floorplan only applies to the property shown and does not include any other property. Plans are for reference only. © 2014. Made with Makemyplan.co.uk

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



4.03m x 4.07m (13' 3" x 13' 4") Positioned at the front of the property with double glazed window and radiator.

## BEDROOM TWO



3.08m x 3.05m (10' 1" x 10' 0") At the rear of the property with double glazed window and radiator.

## BEDROOM THREE



2.02m x 3.14m (6' 8" x 10' 4") Double glazed window and radiator.

## BATHROOM



1.99m x 1.67m (6' 6" x 5' 6") 3 piece suite with double glazed window, radiator and tiled walls.

## OUTSIDE

### GARDENS



Positioned on a corner plot with front, side and rear gardens, grassed lawn and off road parking and garage.

### '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