

Barrow & Cook Estate Agents

5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

Telephone

01744 23271



Elm Road,

£89,950

Barrow and Cook welcome to the market this 3 bedroom mid terraced property. In need of full modernisation but with great potential. Located in Thatto Heath with the park right in front, so not over looked. Close to many shops, Thatto Heath train station and bus route to St Helens town centre. The property comprises:- Ground Floor - Inner Porch, 2 x Reception Rooms, Kitchen and downstairs Bathroom. First Floor - 3 x Bedrooms. Outside - Front and rear gardens.

- 3 BED MID TERRACE
- DOUBLE GLAZED WINDOWS
- NO UPWARD CHAIN
- NEEDS MODERNISING
- FRONT AND REAR GARDENS
- NOT OVER LOOKED AT THE FRONT

NO UPWARD CHAIN

GROUND FLOOR

PORCH

0.68m x 0.88m (2' 3" x 2' 11") UPVC Door.

RECEPTION ONE



3.52m x 3.20m (11' 7" x 10' 6") Double glazed window, built in storage cupboards.

RECEPTION TWO



2.91m x 3.76m (9' 7" x 12' 4") Double glazed window.

KITCHEN



2.93m x 2.15m (9' 7" x 7' 1") Wall units, stainless steel sink with mixer taps. Double glazed window, PVC door to rear garden.

DOWNSTAIRS BATHROOM



1.72m x 1.86m (5' 8" x 6' 1") WC, sink, shower and tiled walls.

FIRST FLOOR

BEDROOM ONE



3.19m x 3.80m (10' 6" x 12' 6") Built in storage cupboard, double glazed window.



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 TWO



2.88m x 2.96m (9' 5" x 9' 9") Built in storage cupboard, double glazed window.

BEDROOM THREE



2.93m x 2.03m (9' 7" x 6' 8") Double glazed window, feature fire place and loft hatch opening.

OUTSIDE

FRONT AND REAR GARDENS



To the front - small walled front garden. To the rear - good sized garden with out building.

'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