

**Barrow & Cook Estate Agents**

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## Cranshaw Avenue, Clock Face

**£179,950**

Barrow & Cook are delighted to offer for sale this 3 Bedroom Semi detached property in the Clock Face area of St Helens. Close to local Amenities and Public Houses, with easy access to Warrington & Widnes and the M62 for commuting to Liverpool and Manchester. The property comprises:- Porch, Hallway, Through lounge/dining room, Kitchen, 3 bedrooms, Bathroom. Externally there are front and rear gardens, driveway and garage.

- 3 BEDROOM SEMI DETACHED
- PVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- GARAGE & DRIVEWAY
- ALARMED
- NO ONWARD CHAIN

## PORCH



Porch with PVC sliding Patio doors.

## HALL



6' 7" x 10' 7" (2.01m x 3.23m) Single glazed front door with alarm contacts and side window contacts leads to hallway, central heating radiator, under stairs storage cupboard.

## THROUGH LOUNGE DINING ROOM



10' 5" x 23' 1" (3.17m x 7.04m) Bright airy room with dual aspect PVC double glazed windows with alarm contacts, Adams style Fire surround with inset gas fire, 2x central heating radiators, wall lights and 2 centre light fittings, coved ceiling.

## KITCHEN



7' 2" x 11' 7" (2.18m x 3.53m) Kitchen situated to the rear of the property with a range of wall and base units and contrasting work tops, tiled splash back, Single drainer stainless steel sink with mixer tap, Electric oven, induction hob and extractor fan, boiler housed in wall unit, plumbing for automatic washing machine, space for tumble dryer, integrated fridge freezer, PVC double glazed window with alarm contacts, double glazed leaded door with alarm contact leading to rear garden.

## LANDING



Turned stair case to the top of the stairs , alarm PIR, aluminium double glazed leaded 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 1



11' 4" x 11' 7" (3.45m x 3.53m) Bright and airy master bedroom situated to the front of the property, PVC double glazed window, central heating radiator.

## BEDROOM 2



10' 4" x 11' 9" (3.15m x 3.58m) Bed 2 a double room situated to the rear of the property, built in wardrobes, coved ceiling, PVC double glazed window, central heating radiator.

## BEDROOM 3



6' 4" x 6' 7" (1.93m x 2.01m) Bedroom 3 situated to the front of the property, PVC double glazed window, central heating radiator.

## BATHROOM



7' 1" x 7' 6" (2.16m x 2.29m) Bathroom with 3 piece suite comprising:- back to the wall WC & wash basin set in large white high gloss vanity unit with storage cupboards, walk in shower cubicle with electric shower, fully tiled walls, chrome towel radiator, down lights, extractor fan, loft hatch..

## EXTERNAL

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## '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