

**Barrow & Cook Estate Agents**

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## Gartons Lane, Clock Face

**£109,950**

Barrow and Cook welcome to the market this 2 bedroom terraced property in Clock Face. Close to local shops, motorway network and open spaces for rural walks. Ideal for first time buyer, investor or family. Accommodation comprises - Ground Floor - inner porch, reception room, dining room, kitchen, utility room, downstairs bathroom. First Floor - 2 bedrooms and bathroom.

**NO UPWARD CHAIN**

- 2 BEDROOM TERRACE PROPERTY
- 2 BATHROOMS
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- FRONT AND REAR GARDENS
- ALARMED



GROUND FLOOR

PORCH

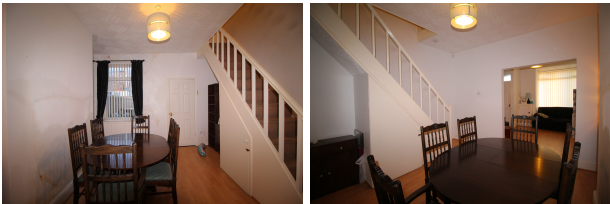
Laminate flooring.

RECEPTION ROOM



3.72m x 4.02m (12' 2" x 13' 2") Gas central heating radiator, double glazed window and laminate flooring.

DINING ROOM



3.88m x 3.74m (12' 9" x 12' 3") Radiator, double glazed window and storage cupboard downstairs.

KITCHEN



2.92m x 2.11m (9' 7" x 6' 11") Wall and base units, stainless steel sink, double glazed window and vinyl flooring.

UTILITY ROOM



0.88m x 1.64m (2' 11" x 5' 5") Plumbed in for a washing machine. Radiator and double glazed window.

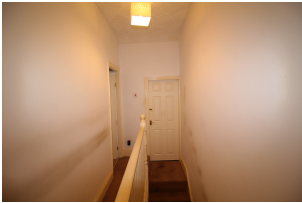
GROUND FLOOR WET ROOM



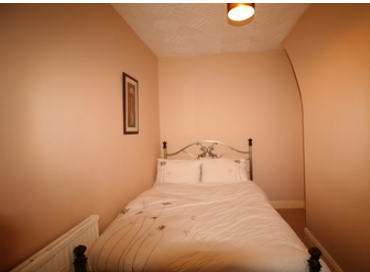
1.84m x 1.64m (6' 0" x 5' 5") White WC, sink and electric shower. Radiator and double glazed window.

FIRST FLOOR

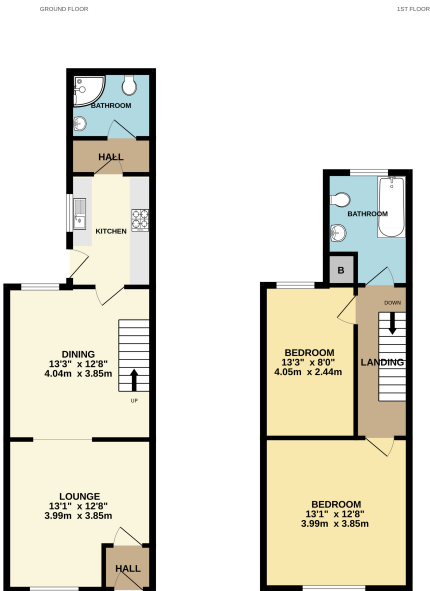
STAIRS AND LANDING



Split level landing with 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 an statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employee the property.



While every effort has been made to ensure the accuracy of the floor plan, the seller makes no representation or warranty as to the accuracy of the floor plan, and the buyer is advised to verify the accuracy of the floor plan by inspection or otherwise.



## BEDROOM ONE



3.72m x 3.58m (12' 2" x 11' 9") Double glazed window and radiator.

## BEDROOM TWO



3.67m x 2.26m (12' 0" x 7' 5") Double glazed window and radiator.

## BATHROOM



2.94m x 2.09m (9' 8" x 6' 10") WC, sink, bath with shower over. Double glazed window, radiator and storage cupboard.

## OUTSIDE

### FRONT AND REAR GARDENS



To the front - small garden with wall and gate access. To the rear - Flagged.

## '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