

Barrow & Cook Estate Agents

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Olga Road,

£164,000

Barrow & Cook are pleased to offer for sale this extended 3 bedroom semi detached property in Sutton. Close to local Shops, schools, Parks, and easy access to Warrington, Widnes & Runcorn. the property in need of some TLC comprises:- Porch , Hall, Lounge, Dining Room, Kitchen, 3 bedrooms, bathroom, Front and rear gardens with long driveway to accommodate 2+ cars.

- 3 BED SEMI DETACHED
- GAS CENTRAL HEATING
- PVC DOUBLE GLAZING
- EXTENSION AT REAR
- FRONT & REAR GARDENS
- NO ONWARD CHAIN

NO UPWARD CHAIN

Porch



3' 9" x 8' 5" (1.14m x 2.57m) Front Porch with PVC double glazed windows and door, tiled floor.

HALL



Entrance hall with built in storage cupboard, central heating radiator, under stairs storage, stairs with wrought iron balustrades.

RECEPTION ROOM



11' 7" x 13' 1" (3.53m x 3.99m) Lounge to the front of the property, Square bay window with ledged PVC double glazing, central heating radiator, coved ceiling, sliding doors leading to dining room

DINING ROOM



10' 1" x 18' 2" (3.07m x 5.54m) Extended Dining room to the rear of the property, Adams style fire surround, Wall lights, coved ceiling, central heating radiator, Spot lights, Ledged PVC double glazed window.

KITCHEN

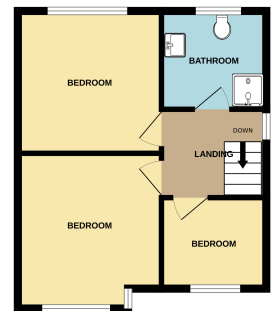
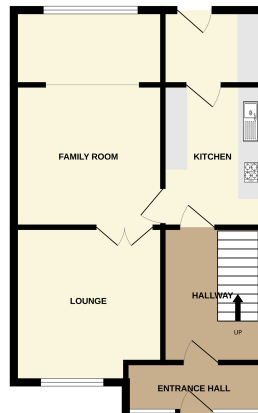


6' 9" x 11' 5" (2.06m x 3.48m) Kitchen with wall and base units, single drainer stainless steel sink, gas cooker point, plumbed for automatic washing machine, central heating radiator, PVC double glazed window door leading to rear porch.



GROUND FLOOR
511 sq. ft. (47.5 sq.m.) approx.

1ST FLOOR
376 sq. ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements are taken to the best of our knowledge and we accept no responsibility for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as the sole basis for any purchase or other transaction. The services of a professional surveyor should be considered for any purchase or other transaction. The services of a professional surveyor should be considered for any purchase or other transaction.

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. All intending purchasers should rely on their own 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.

REAR PORCH



6' 5" x 5' 5" (1.96m x 1.65m) Rear Porch with storage cupboard, Central heating boiler, PVC double glazed windows and door leading to rear garden.

BEDROOM 1



10' 1" x 13' 7" (3.07m x 4.14m) Master bedroom situated to the front of the property, PVC double glazed bay window, Central heating radiator, Built in wardrobes, coved ceiling.

BEDROOM 2



10' 0" x 11' 11" (3.05m x 3.63m) Second bedroom situated to the rear of the property, Central heating radiator, PVC double glazed window, built in wardrobes, coved ceiling.

BEDROOM 3



7' 0" x 8' 5" (2.13m x 2.57m) Third bedroom situated to the front of the property, central heating radiator, PVC double glazed window.

BATHROOM



6' 9" x 5' 6" (2.06m x 1.68m) Bathroom with 3 piece white suite comprising low level WC, pedestal wash basin, Shower cubicle with electric shower, Fully tiled, storage cupboard housing hot water cylinder, PVC double glazed window.

EXTERNAL



To the front is a garden with mature trees and shrubs, driveway leading straight through to the rear garden with tall double wrought iron gates, the rear garden is low maintenance flagged garden, borders with mature shrubs and trees, raised patio area.

'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