

**Barrow & Cook Estate Agents**

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St Helens, Merseyside

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01744 23271



**Sidlaw Avenue,**

**£149,950**

Barrow and Cook are delighted to offer for sale this 3 bedroom extended mid town house. The property is situated close to local Schools, Parks and shops. Also having easy access to St Helens town centre. the property comprises :- Hall, 2 Reception rooms, Dining room, kitchen, 3 bedrooms, Bathroom, Front and rear gardens, driveway for off road parking.

- 3 BED MID MEWS PROPERTY
- KITCHEN EXTENSION
- GAS CENTRAL HEATING
- PVC DOUBLE GLAZING
- ALARMED
- FRONT & GARDENS



HALL



Entrance Hall with PVC double glazed door and side window, central heating radiator, under stairs meter cupboard.

RECEPTION 1



3.65m x 2.37m (12' 0" x 7' 9") Sitting room situated to the front of the property, PVC double glazed window, central heating radiator, coved ceiling and centre light fitting.

RECEPTION 2



3.65m x 3.83m (12' 0" x 12' 7") 2nd reception situated to the rear of the property, Fire surround & hearth with inset living flame gas fire, wall light and centre light fitting, coved ceiling, central heating radiator, PVC double glazed window.

DINING ROOM



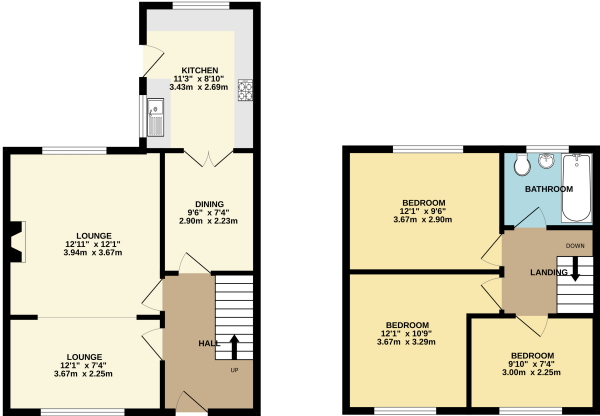
1.97m x 2.99m (6' 6" x 9' 10") Dining room situated to the side of the property, coved ceiling, centre light fitting, central heating radiator, double doors BI-fold doors leading to the Kitchen.



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.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, room and any other data are approximate and no responsibility is taken for any error or omission. The floor plan is for reference purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency for the given.



## KITCHEN



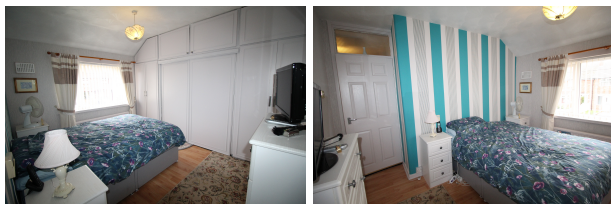
2.50m x 3.66m (8' 2" x 12' 0") Kitchen situated to the rear of the property, a range of wall and base units, integrated oven hob and extractor, Integrated fridge, free standing automatic washing machine and tumble dryer remaining in situ, one and a half bowl stainless steel inset sink with mixer tap, coved ceiling 2x PVC double glazed windows, PVC rear door.

## LANDING



2.3m x 1.9m (7' 7" x 6' 3") Landing area, smoke alarm, loft hatch with drop down ladder.

## BEDROOM 1



2.65m x 3.57m (8' 8" x 11' 9") Master bedroom situated to the front of the property, a range of built in wardrobes, PVC double glazed windows, central heating radiator.

## BEDROOM 2



2.79m x 3.83m (9' 2" x 12' 7") Bedroom 2 to the rear of the property, built in cupboard housing the central heating boiler, PVC double glazed window, central heating radiator.

## BEDROOM 3



2.56m x 2.91m (8' 5" x 9' 7") at widest point. Bedroom 3 is situated to the rear of the property PVC double glazed window, Central heating radiator.

## BATHROOM



01.74m x 2.32m (5' 9" x 7' 7") Bathroom with white suite comprising Low level WC, pedestal sink, walk in shower cubicle with thermostatic shower, Fully tiled walls, PVC double glazed window, central heating radiator, Airing cupboard.

## EXTERNAL



to the front of the property is a garden area with flagged driveway and double wrought iron gates.

To the rear of the property there is a low maintenance rear garden, fully flagged, brick 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