

Barrow & Cook Estate Agents

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St Helens, Merseyside

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Boundary Road, St Helens

£69,950

Barrow and Cook welcome to the market this 1 bedroom mews property. Close to St Helens town centre, leisure centre and park. Easy access to A580 East Lancashire Road for commuting. The property is ideal for a first time buyer or investor. Accommodation comprises:- Internal Porch, Lounge and Kitchen, stairs to Bedroom and Shower Room. Front and rear gardens.

- 1 BEDROOM MEWS PROPERTY
- NO UPWARD CHAIN
- DOUBLE GLAZED WINDOWS
- FRONT AND REAR GARDENS
- IDEAL FOR FIRST TIME BUYER OR INVESTOR

NO UPWARD CHAIN

GROUND FLOOR

INTERNAL PORCH

1.03m x 1.50m (3' 5" x 4' 11") Good size storage cupboard.

LIVING ROOM



3.74m x 4.87m (12' 3" x 16' 0") Gas fire with surround, wall lights and under stairs storage cupboard.

KITCHEN



1.93m x 2.27m (6' 4" x 7' 5") Wall and base units with stainless steel sink with mixer taps. Plumbing for washing machine and gas cooker point. Double glazed window.

FIRST FLOOR

BEDROOM ONE



2.24m x 3.85m (7' 4" x 12' 8") With double glazed window.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guide statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No per: the property.

SHOWER ROOM



2.22m x 1.33m (7' 3" x 4' 4") Cubicle shower, sink and WC. Double glazed window and part tiled walls.

GARDENS



Front and rear gardens.

'Making an offer'

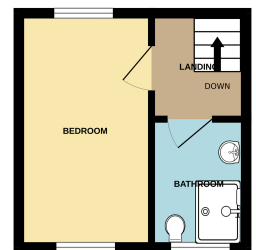
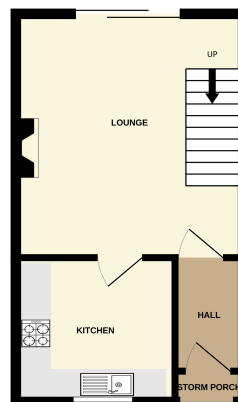
Should you be interested in making an offer on this or indeed any other property being marketed by Barrow and Cook, you should first contact our office before contacting the Building Society, Bank or Solicitor to avoid delays which may result in the property being sold to someone else and Survey and 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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services of a surveyor should be obtained for all purchases. No guarantee is given. Made with Intermap 0.0024

'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