

**Barrow & Cook Estate Agents**

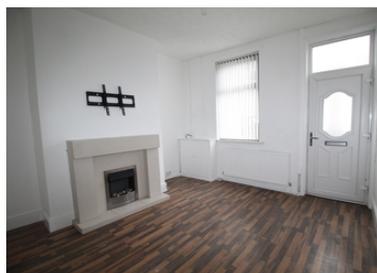
5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

**Telephone**

01744 23271



**Manville Street,**

**£110,000**

Barrow and Cook bring to the market this 2 bedroom mid terrace property. The property is ideal starter home or for an investor it's an ideal location being within walking distance of St Helens hospital. Close to the local retail park for shopping also within walking distance of two parks. the property comprises of - lounge, kitchen diner, ground floor bathroom, 2 bedrooms, rear yard.

- 2 BEDROOM MID TERRACE
- GAS CENTAL HEATING
- PVC DOUBLE GLAZING
- NEW BATHROOM
- EXTENDED TO REAR
- ALARMED

## LOUNGE



3.83m x 4.04m (12' 7" x 13' 3") Lounge situated to the front of the property, fire surround with electric inset fire, wall lights, central heating radiator, PVC double glazed window

## KITCHEN/ DINER



3.6m x 5.84m (11' 10" x 19' 2") kitchen situated to the rear of the property with a range of wall and base units, inset single drainer stainless steel sink with mixer tap, Integrated oven ,hob ,hood. tiled splash back, plumbed for washing machine, down lights, Central heating radiator, PVC double glazed window, understairs storage.

## ANTE SPACE

PVC Door leading to rear garden.



## BATHROOM



Recently updated bathroom comprising of, Low level WC, pedestal sink, Bath with electric shower over, vinyl walls, Extractor, Central heating radiator, PVC double glazed window.

## BEDROOM 1



3.82m x 3.12m (12' 6" x 10' 3") Master bedroom situated to the front of the property, central heating radiator, PVC double glazed window, Storage cupboard.

## BEDROOM 2



3.12m x 2.88m (10' 3" x 9' 5") Bedroom 2 situated to the rear of the property, central heating radiator, PVC double glazed window, loft hatch, storage cupboard housing central heating boiler.

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.

## EXTERNAL



the front of the property is directly off the footpath. to the rear is a fully enclosed rear yard, out side tap, with gate access to the rear entry.

### '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