

## Barrow & Cook Estate Agents

5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

Telephone

01744 23271



## Kiln Lane, Dentons Green

£229,950

Barrow and Cook welcome to the market this spacious and well presented 3 Bedroom Victorian end Terrace property packed with many original features including decorative ceiling roses, ornate arches, and wall mounting with both dado and picture rail. Although in need of some refurbishment the property does benefit from a new central Heating boiler fitted in 2020, and offers huge potential to create a spacious and attractive family home. Situated in the highly sought after area of Dentons Green close to popular schools, shops and eateries. The internal accommodation comprises:- Ground Floor - Porch, Hallway, 2 Reception Rooms, Utility Room/Kitchen and Conservatory. First Floor - 3 Bedrooms and Family Bathroom. Outside - Front and Rear Gardens.

- 3 BEDROOM VICTORIAN END TERRACE
- NO UPWARD CHAIN
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- CONSERVATORY



## PORCH



Porch with original ornate half tiled walls and original tiled floor, inner glazed door leading to hall.

## HALL



Long Hallway with original tiled floor and skirtings, coved ceiling, original doors leading to rooms off, central heating radiator, stair leading to the first floor.

## RECEPTION 1



03.67m x 4.56m (12' 0" x 15' 0") Reception room situated to the front of the property, bay window with PVC double glazing, Adam style fire surround with brick back and hearth, electric log effect fire, Original picture rail, Coving and ceiling rose.



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.

## RECEPTION 2



3.96m x 4.73m (13' 0" x 15' 6") 2nd Reception room to the rear of the property, Adam style fire surround, Original coved ceiling, picture rail and ceiling rose, central heating radiator, PVC double glazed window.

## UTILITY ROOM



2.90m x 3.71m (9' 6" x 12' 2") large utility room with plumbing for washing machine and dishwasher, base and wall unit, butcher block worktops, 2x PVC double glazed windows, Central heating radiator, Laminate flooring.

## KITCHEN



2.84m x 2.87m (9' 4" x 9' 5") Kitchen with a range of wall and base units, built in oven, electric hob, and extractor fan, single drainer stainless steel sink with mixer tap, fully tiled walls and floor, 2x PVC double glazed windows, central heating radiator, PVC French doors leading to conservatory, PVC rear door leading to rear garden.

## CONSERVATORY



2.52m x 2.65m (8' 3" x 8' 8") PVC double glazed Conservatory with polycarbonate roof with vent, tiled floor, PVC double glazed French doors leading to the rear Garden

## LANDING



Split level landing with large sky light, loft hatch.

## BEDROOM 1



4.30m x 4.58m (14' 1" x 15' 0") Master bedroom situated at the front of the property, PVC double glazed bay window, central heating radiator, picture rail, Built in wardrobes with mirrored sliding doors.

## BEDROOM 2



3.21m x 4.14m (10' 6" x 13' 7") Bedroom 2 situated at the rear of the property, PVC double glazed window, central heating radiator, picture rail, built in cupboard housing central heating boiler

## BEDROOM 3



2.87m x 2.89m (9' 5" x 9' 6") Bedroom 3 to the rear of the property, PVC double glazed window, central heating radiator, picture rail.

## BATHROOM



1.87m x 2.79m (6' 2" x 9' 2") Bathroom with 4 piece white suite comprising of panelled bath, pedestal wash basin, low level WC, quadrant shower cubicle with electric shower, white towel radiator, fully tiled walls and floor, PVC double glazed window, panelled ceiling.

## EXTERNAL



Enclosed garden to the front of the property, to the rear is a courtyard area fully flagged for low maintenance, access gate to 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