

**Barrow & Cook Estate Agents**

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St Helens, Merseyside

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## Greenfield Road, Dentons Green

**£164,950**

**Sold with either the tenant in situ or a vacant property.** Barrow and Cook welcome to the market this 2 bedroom mid terraced property. Well presented throughout and close to St Helens town centre for local shops, supermarkets and restaurants. And walking distance to primary and secondary schools. Accommodation comprises:- Ground Floor - reception room, inner hallway, kitchen and bathroom. First Floor - two bedrooms. Outside - front and rear gardens.

- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- GROUND FLOOR BATHROOM
- 2 BEDROOM MID TERRACE



GROUND FLOOR

PORCH

Small internal porch.

RECEPTION ROOM



4.14m x 3.89m (13' 7" x 12' 9") Gas central heating radiator, double glazed window, electric fire and carpet flooring.

INNER HALLWAY



2.18m x 2.01m (7' 2" x 6' 7") Radiator and carpet flooring.

KITCHEN



3.87m x 3.52m (12' 8" x 11' 7") White wall and base units with oven, hob and extractor fan. Plumbing for washing machine, double glazed window and radiator. Tiled floor, patio doors to rear garden and velux window.

BATHROOM



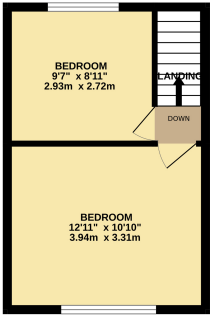
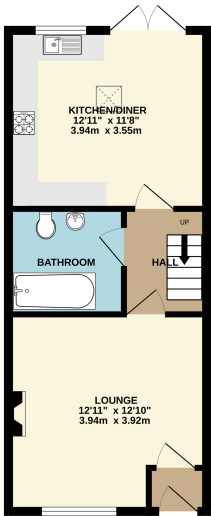
2.21m x 1.90m (7' 3" x 6' 3") White bath with electric shower over. WC and sink. Part tiled walls and tiled flooring.



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

GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan and room measurements, the floorplan and any other drawings are approximate and no responsibility is taken for any errors.



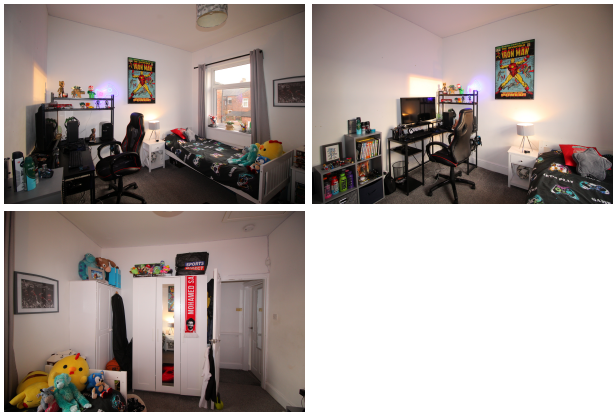
FIRST FLOOR

BEDROOM ONE



4.14m x 3.18m (13' 7" x 10' 5") Positioned at the front of the property with double glazed window, radiator and carpet flooring.

BEDROOM TWO



3.26m x 3.02m (10' 8" x 9' 11") Positioned at the rear of the property with double glazed window, radiator and carpet flooring.

OUTSIDE

FRONT AND REAR GARDEN



To the front - dwarf wall frontage with small low maintenance garden. To the rear - good size low maintenance flagged rear garden.

'Making an offer'

Should you be interested in making an offer on this advertised property, please contact the agent on 01744 23271

'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

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.