

Barrow & Cook Estate Agents

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St Helens, Merseyside

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Oak Tree Road, Eccleston

£249,950

Barrow and Cook welcome to the market this well presented 2 bedroom bungalow positioned on a generous corner plot, in the sought after area of Eccleston. Close to local shops, library, playing fields, primary schools and A580 East Lancashire Road for commuting. St Helens town centre is a short bus ride away with the bus stop just around the corner from the property. Accommodation comprises:- Internal - hallway, reception room, kitchen, 2 bedrooms and bathroom. External - Front, side and rear gardens with off road parking for 3 vehicles and garage.

- TWO BEDROOM BUNGALOW
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- CORNER PLOT
- FRONT, SIDE AND REAR GARDENS
- OFF ROAD PARKING
- GARAGE
- NO UPWARD CHAIN

NO UPWARD CHAIN

HALLWAY



4.44m x 1.13m (14' 7" x 3' 8") With radiator, picture rail, storage cupboard and loft hatch with drop down ladder, electrics and part boarded.

RECEPTION ROOM



3.90m x 4.14m (12' 10" x 13' 7") Sliding doors letting in lots of natural light, electric fire, radiator and carpet flooring.

KITCHEN



3.43m x 3.27m (11' 3" x 10' 9") Cream wall and base units, oven/hob and extractor fan. White sink with mixer tap. tiled splash back walls and tiled flooring. Two double glazed windows, radiator, 2 storage cupboards and door leading to rear garden.



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.

BATHROOM



2.46m x 2.80m (8' 1" x 9' 2") White bath, sink and WC. Cubicle electric shower, tiled walls and floor. Double glazed window and towel rail.

BEDROOM ONE



4.09m x 3.22m (13' 5" x 10' 7") Built in wardrobes, double glazed window, radiator and carpet flooring.

BEDROOM TWO



4.25m x 2.73m (13' 11" x 8' 11") Double glazed window, radiator and carpet flooring.

FRONT, SIDE AND REAR GARDENS



Lovely well stocked mature front, side and rear gardens (rear garden is south facing) with patio, lawn, shrubs and flower borders. Off road parking for 3 vehicles and garage.

'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