

Barrow & Cook Estate Agents

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Chatsworth Road, Rainhill

£134,950

Barrow and Cook welcome to the market this 3 bedroom terraced property in Rainhill. Close to local shops, restaurants, school and motorway network for commuting. Accommodation comprising:- **Ground Floor** - inner porch, reception, kitchen/diner. **First Floor** - three bedrooms and family bathroom. **Outside** - front and rear gardens with off road parking.

- 3 BEDROOM TERRACE PROPERTY
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- FRONT AND REAR GARDENS

NO UPWARD CHAIN

GROUND FLOOR

PORCH

1.77m x 1.11m (5' 10" x 3' 8")

RECEPTION ONE



3.89m x 4.35m (12' 9" x 14' 3") Double glazed window, two radiators, gas fire with surround. Stairs leading to first floor.

KITCHEN/DINER



3.03m x 4.36m (9' 11" x 14' 4") Wall and base units with stainless steel sink with mixer taps. Storage cupboard, radiator and double glazed window. Patio doors 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.

FIRST FLOOR

LANDING

With loft hatch and storage cupboard.

BEDROOM ONE



4.04m x 3.47m (13' 3" x 11' 5") Gas central heating radiator, double glazed window and dado rail.

BEDROOM TWO



3.16m x 2.64m (10' 4" x 8' 8") Double glazed window, radiator and dado rail.

BEDROOM THREE



3.82m x 2.07m (12' 6" x 6' 9") L shaped room with double glazed window.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and does not constitute a contract. The actual layout of the property may vary from that shown on the floorplan and the purchaser should verify the accuracy of the floorplan by inspection.

Made with floorplan 02/23

BATHROOM



1.70m x 2.76m (5' 7" x 9' 1") WC, sink, bath with shower over.
Radiator.

OUTSIDE

FRONT AND REAR GARDENS



To the front - off road parking. To the rear - small patio with garden shed.

'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

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