

Barrow & Cook Estate Agents

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Orchard Close, Eccleston Park

Offers in Region of £280,000

Barrow and Cook welcome to the market this 2 Bedroom Detached in a quiet cul de sac in the sought after area of Eccleston Park, with local train station for commuting a short walk away. Accommodation comprises - Ground Floor - Porch, Hallway, Reception Room, Dining Room, Kitchen, Bathroom and Bedroom Two. First Floor - Master Bedroom with En-suite. Outside - Front and Rear Gardens with off road parking and garage.

- DETACHED PROPERTY
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- EN-SUITE TO MASTER BED
- GARAGE & DRIVEWAY
- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION
- CUL DE SAC LOCATION
- GAS CENTRAL HEATING

NO UPWARD CHAIN

GROUND FLOOR

PORCH

2' 0" x 4' 0" (0.61m x 1.22m) PVC double doors with side windows and tiled floor.

HALLWAY



9' 0" x 4' 11" (2.74m x 1.50m) Double glazed composite door with side panels. Central heating radiator, coved ceiling, karndean flooring, dado rail & wood panelling.

RECEPTION ROOM



11' 10" x 17' 0" (3.61m x 5.18m) Large lounge with marble fire surround and matching back and hearth, ornate mirror over. Inset electric fire, central heating radiator, coved ceiling, wall lights and PVC double glazed window.



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.

DINING ROOM



11' 0" x 11' 0" (3.35m x 3.35m) PVC patio doors leading out to the rear garden, central heating radiator, laminate floor and coved ceiling.

KITCHEN



11' 0" x 9' 10" (3.35m x 3.00m) Good sized kitchen with a range of wall and base units, integrated gas hob and double oven. Integrated dishwasher, washing machine and fridge freezer. 1.5 bowl cream Polly carbonate inset sink with mixer tap, tiled splash back, tiled floor, PVC double glazed window, central heating radiator, strip spot lights and built in storage cupboard.

GROUND FLOOR BATHROOM



7' 11" x 5' 0" (2.41m x 1.52m) 3 piece white suite, bath with thermo-static shower over and glass shower screen. Sink set in a wood vanity unit with matching mirror and cabinet above. Low level W.C., fully tiled walls/floor and PVC double glazed window.



Whilst every effort has been made to ensure the accuracy of the floorplan and other information, measurements of rooms and areas shown are for guidance only and are not intended to be used as a basis for any legal or financial transaction. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their condition. Plans are for information only and are not intended to be used as a basis for any legal or financial transaction.

BEDROOM TWO (GROUND FLOOR)



12' 0" x 11' 11" (3.66m x 3.63m) Bedroom 2 situated to the front of the property, PVC double glazed window, central heating radiator, coved ceiling, laminate flooring and a range of built in wardrobes.

FIRST FLOOR

MASTER BEDROOM



13' 0" x 17' 0" (3.96m x 5.18m) Master bedroom to the first floor, large bright room with 3 x PVC double glazed windows, central heating radiator, wall lights, smoke alarm and a range of built in wardrobes.

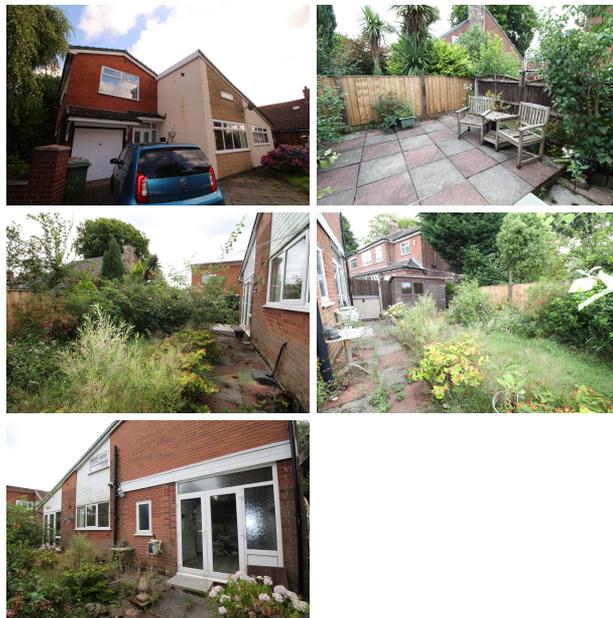
EN-SUITE



9' 0" x 9' 11" (2.74m x 3.02m) En-suite bathroom comprising - low level W.C. set in high gloss unit, wash basin set in white high gloss vanity unit, bath, large vanity mirror with strip light above, laminate flooring and chrome towel radiator.

OUTSIDE

FRONT AND REAR GARDENS



Front garden with driveway for two cars leading to garage and garden area with a range of mature shrubs, access to the side of the property.

Rear garden with flagged patio area, lawn and mature shrubs.

'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