

## Barrow & Cook Estate Agents

5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

Telephone

01744 23271



## Arnside Avenue, Haydock

£175,000

Barrow and Cook are delighted to offer for sale this extended 3 bedroom semi detached property in Haydock. Ideal property for a growing family or FTB to put their own stamp on. Close to local schools and shops. Easy access to the East Lancashire Road for commuting to Liverpool and Manchester, also the M6 motorway being close by. The property comprises:- Porch, Hall, 2 x Reception Rooms, Kitchen, 3 Bedrooms, Bathroom, Front and Rear Gardens, Driveway for parking.

- 3 BED SEMI DETACHED
- ALARMED
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- EXTENDED TO THE REAR
- FRONT AND REAR GARDENS

**NO UPWARD CHAIN**

## PORCH

PVC double glazed double doors

## HALLWAY



5' 11" x 11' 0" (1.80m x 3.35m at widest point) Bright hallway with glazed hardwood door with side panel windows, coved ceiling, central heating radiator, smoke alarm.

## RECEPTION 1



11' 0" x 10' 0" (3.35m x 3.05m) Reception room to the front of the property, hardwood double glazed square bay window, coved ceiling, central heating radiator, double doors leading to reception 2.

## RECEPTION 2



10' 0" x 12' 0" (3.05m x 3.66m) 2nd reception room to the rear of the property, Adam style fire surround with inset gas fire, marble back and hearth, coved ceiling, central heating radiator, aluminium & hardwood sub frame double glazed window.

## KITCHEN



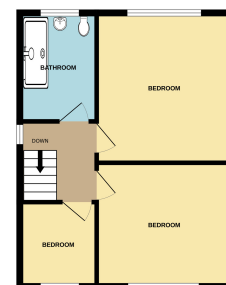
13' 0" x 9' 11" (3.96m x 3.02m) Kitchen to the rear of the property, with a range of wall and base units, oven/gas hob/ cooker hood, plumbed for automatic washing machine, downlights to the ceiling, Aluminium & hardwood sub framed double glazed window. under stairs storage cupboard. PVC door leading to rear garden.



GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, rooms, yards and any other items are approximate and no responsibility is taken for any error or misstatement. The plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The plan, figures and quantities shown here are not intended and no guarantee as to their accuracy or efficiency can be given.  
Map © Ordnance Survey

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.

## LANDING



8' 0" x 6' 0" (2.44m x 1.83m) Bright landing with window to side, storage cupboard housing central heating boiler, loft hatch.

## BEDROOM 1



12' 0" x 10' 0" (3.66m x 3.05m) Situated to the front of the property with a hardwood double glazed square bay window, coved ceiling, central heating radiator.

## BEDROOM 2



12' 0" x 10' 0" (3.66m x 3.05m) Bedroom situated to the rear of the property, PVC double glazed window, coved ceiling, central heating radiator.

## BEDROOM 3



6' 0" x 6' 0" (1.83m x 1.83m) Bedroom 3 situated to the front of the property, Hardwood double glazed window, coved ceiling, central heating radiator.

## '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