

Barrow & Cook Estate Agents

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Whiteside Road, St Helens

£184,995

Barrow and Cook welcome to the market, this 3 Bedroom Semi Detached Dorma, in the popular Haydock area. Close to local schools, shops and supermarkets all in close proximity. The accommodation comprises:- Ground Floor - porch, reception/diner, kitchen and conservatory. First Floor - 3 bedrooms and family bathroom. Outside - front and rear gardens with off road parking for 3+ vehicles.

- 3 BEDROOM SEMI DETACHED DORMA
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- CONSERVATORY
- GROUND FLOOR CLOAKS

NO UPWARD CHAIN

GROUND FLOOR

HALLWAY



1.68m x 2.07m (5' 6" x 6' 9") Enter by a composite front door into the hallway with double glazed side window, radiator and storage cupboards.

CLOAKS

0.83m x 1.69m (2' 9" x 5' 7") WC with sink and PVC window.

RECEPTION ROOM



3.30m x 4.84m (10' 10" x 15' 11") Front lounge with UPV double glazed window and central heating radiator. Marble electric fire with surround and wall lights.

DINER



Bi Folds doors leading to dining room with radiator and door into the beautiful spacious conservatory.

KITCHEN



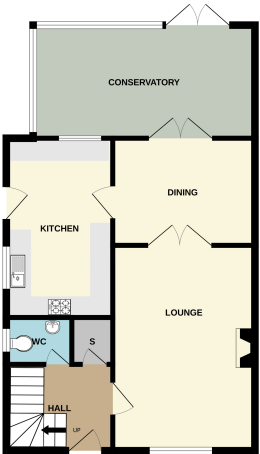
2.53m x 4.34m (8' 4" x 14' 3") High gloss wall and base units with tiled splash back. Electric oven hob and hood with integrated microwave. Plumbing for washer, stain less steel sink with mixer tap. 2 x PVC windows and PVC rear door.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guide statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, fixtures and appliances shown hereon have not been tested and no guarantee is given as to their condition or efficiency on the date.

Made with Floorplan 10000

CONSERVATORY



3.18m x 5.22m (10' 5" x 17' 2") Great size PVC conservatory overlooking the rear gardens. Glass roof, carpet and electric wall heaters.

FIRST FLOOR

BEDROOM ONE



3.44m x 3.33m (11' 3" x 10' 11") Positioned at the rear of the property with built in wardrobes, radiator and double glazed window.

BEDROOM TWO



3.30m x 2.58m (10' 10" x 8' 6") At the front of the property with double glazed window and radiator.

BEDROOM THREE



1.85m x 2.48m (6' 1" x 8' 2") At the rear of the property with radiator and double glazed window.

BATHROOM



1.63m x 1.72m (5' 4" x 5' 8") White WC, sink in vanity unit and quadrant shower cubicle with electric shower. PVC double glazed window, radiator and tile effect flooring.

OUTSIDE

FRONT AND REAR GARDENS



To the front - Off road parking for 3+ vehicles with double gates. Lawn and shrub border. To the rear - Patio area with lawn and mature shrub border.

'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