

## Barrow & Cook Estate Agents

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## Warrington Road, Rainhill

£180,000

Barrow and Cook are delighted to offer for sale this 3 bedroom mid terrace property situated on the desirable Warrington Road in Rainhill. The property in need of updating is ideal for a family a First time buyer or an investor looking to their own stamp on. Close to local schools, shops and eateries, Parks and for the golf enthusiast the popular Blundells Hill Golf Club, also giving easy access to the M62 motorway for commuting to Liverpool & Manchester. The property comprises Porch, hall, lounge, ante-space, kitchen, ground floor bathroom, 3 bedrooms, front and rear gardens.

- MID TERRACE PROPERTY
- 3 BEDROOMS
- FRONT AND REAR GARDENS
- PVC DOUBLE GLAZED WINDOWS
- POPULAR LOCATION
- IN NEED OF UPDATING

## PORCH/HALLWAY

PVC double glazed porch, glazed door leading to the hall with stairs off leading to 1st floor.

## LOUNGE



11' 4" x 14' 0" (3.45m x 4.27m) Good sized lounge situated to the front of the property, Large square bay window with PVC double glazing, wall mounted gas fire, , built in Display cabinet, picture rail, understairs storage cupboard. Glazed doors

## ANTE-SPACE

3' 0" x 8' 0" (0.91m x 2.44m) 3' 0" x 8' 0" (0.91m x 2.44m) Ante space leading to bathroom and Kitchen.

## KITCHEN



8' 0" x 15' 0" (2.44m x 4.57m) PVC double glazed window over looking rear garden, a range of base units with inset single drainer stainless steel sink unit with mixer tap. plumbing for automatic washing machine, gas cooker point.



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 per: the property.

## BATHROOM



5' 0" x 11' 10" (1.52m x 3.61m) Ground floor bathroom to the rear of the property, PVC double glazed window, WC, pedestal wash basin, panelled bath, half tiled walls, airing cupboard with hot water cylinder.

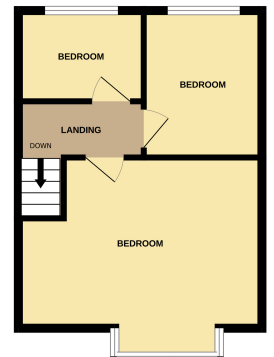
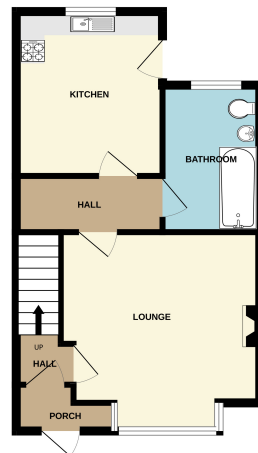
## BEDROOM 1



14' 0" x 12' 0" (4.27m x 3.66m) Bedroom 1, Large double room situated to the front of the property, PVC double glazed window, picture rail, original panelled door.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 should be used in conjunction with any prospective purchaser. The layout, fixtures and appliances shown here are based on the information given as to their availability or efficiency can be given. Made with MyHomeplan 2014

## BEDROOM 2



9' 9" x 11' 11" (2.97m x 3.63m) Bed 2 double room situated to the rear of the property, PVC double glazed window, picture rail, original panelled door .

## BEDROOM 3



7' 11" x 7' 11" (2.41m x 2.41m) A good sized 3rd bedroom situated to the rear of the property, PVC double glazed window, Picture Rail, Original panelled door.

## EXTERNAL



To the front of the property is a long garden with mature trees and shrubs and wild flowers, to the rear of the property is a garden mainly laid to lawn with Mature shrubs and wild flowers and a 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