



## Newlands Road, £215,000

Barrow and Cook welcome to the market this good size 3 bedroom semi detached in the popular area of Haresfinch. Local schools, shops and A580 East Lancashire Road are all in close proximity. The accommodation comprises - Ground Floor - Inner porch, hallway, 2 reception rooms, kitchen/diner and morning room. First Floor - 3 bedrooms and bathroom. Outside - Front and rear gardens with off road parking for 1 vehicle.

- 3 BEDROOM SEMI DETACHED
- NO UPWARD CHAIN
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- EXTENDED
- GOOD SIZE REAR GARDEN

NO UPWARD CHAIN

## GROUND FLOOR

### INNER PORCH



0.85m x 2.35m (2' 9" x 7' 9") PVC double glazed windows, tiled flooring.

### HALLWAY



1.75m x 3.51m (5' 9" x 11' 6") Under stairs storage cupboard.

### RECEPTION ROOM ONE



3.01m x 4.30m (9' 11" x 14' 1") Double glazed bay window, radiator, electric fire and picture rail.

### RECEPTION ROOM TWO



3.03m x 4.08m (9' 11" x 13' 5") Electric fire with surround, radiator



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. Prospective buyers are advised to make an inspection prior to purchase. We have not tested any services, equipment or facilities and cannot guarantee they are in working order. No person in our employment has the authority to make or give any representation or warranty in respect of the property.

## MORNING ROOM



1.99m x 2.89m (6' 6" x 9' 6") Tiled floor and double glazed windows, door into rear garden.

## FIRST FLOOR

### STAIRS AND LANDING



1.88m x 2.10m (6' 2" x 6' 11") Double glazed window.

### BEDROOM ONE



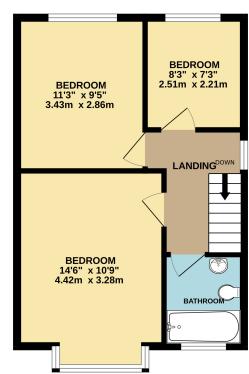
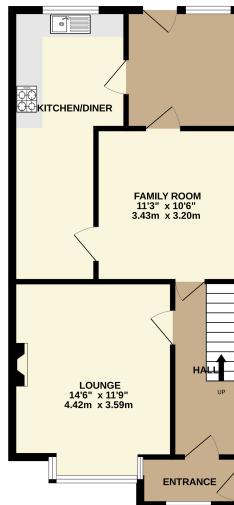
3.80m x 3.11m (12' 6" x 10' 2") Positioned at the front of the property with double glazed bay window.

### BEDROOM TWO



GROUND FLOOR

1ST FLOOR



## **'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