

Barrow & Cook Estate Agents

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Windle Hall Drive,

£134,950

Barrow and Cook welcome to the market this 3 Bedroom Mews property. Close to local shops, school and access to the East Lancashire Road and Rainford By Pass for commuting to Manchester, Liverpool, Southport and beyond. Accommodation comprises:- **Ground Floor** - Hallway, Reception, Kitchen/Diner. **First Floor** - Three Bedroom and Family Bathroom with separate WC. **Outside** - Front and Rear Gardens with off road parking.

- MID MEWS PROPERTY
- 3 BEDROOMS
- GAS CENTRAL HEATING
- PVC DOUBLE GLAZING
- REAR GARDEN
- OFF ROAD PARKING
- ALARMED

HALLWAY



11' 0" x 6' 0" (3.35m x 1.83m) Entrance through a composite door with double glazed side window, making this a bright & airy hallway, under stairs storage cupboard. central heating radiator.

LOUNGE



11' 0" x 13' 0" (3.35m x 3.96m) Lounge situated to the front of the property, Adam style fire surround with marble back and hearth, inset gas fire, PVC double glazed window, coving, ornate ceiling rose, central heating radiator.

KITCHEN/DINING ROOM



9' 8" x 18' 0" (2.95m x 5.49m) With a range of Shaker style wall and base units in cream with contrasting work tops, breakfast bar, 1 & half bowl stainless steel sink unit with mixer tap, Chrome sockets, plumbed for automatic washing machine, integrated under counter fridge and freezer, gas point for freestanding cooker, PVC Panelled ceiling with spot lights, PVC door to rear garden, large PVC double glazed window to the dining room end of the room, central heating radiator to dining room.

LANDING

Landing with access to loft, smoke alarm.



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.

BEDROOM 1



12' 4" x 11' 5" (3.76m x 3.48m) Good sized double bedroom situated at the front of the property, PVC double glazed window, central heating radiator.

BEDROOM 2



9' 3" x 12' 0" (2.82m x 3.66m) 2nd double bedroom situated to the rear of the property, built in storage cupboard housing central heating boiler, PVC double glazed Window, central heating radiator.

BEDROOM 3



7' 10" x 9' 0" (2.39m x 2.74m) Bed 3 is a larger than average 3rd bedroom situated to the front of the property, PVC double glazed window, central heating radiator.

WC



2' 0" x 6' 0" (0.61m x 1.83m) Separate cloaks room with low level WC, half tiled walls, PVC double glazed window.

BATHROOM



4' 11" x 5' 0" (1.50m x 1.52m) Bathroom with pedestal wash basin, panelled bath with with mixer tap and electric shower over, tiled walls to bath area. PVC double glazed window, central heating radiator. built in storage cupboard.

EXTERNAL



The front of the property is flagged giving hard standing for car parking. to the rear is a brick built out building for storage, patio area, lawn with flower bed and 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