

## Barrow & Cook Estate Agents

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## Berrys Lane,

£69,950

Barrow and Cook welcome to the market this 2 bedroom mid terraced. In need of full modernisation but ideal for an investor. Please note this properties got a EPC rating F and may not be suitable for a buy to let mortgage.

Property comprises - Ground Floor - Two reception rooms, kitchen and bathroom. First Floor - Two bedrooms.

Outside - Front and rear gardens.

- 2 BEDROOM MID TERRACE
- NO UPWARD CHAIN
- DOUBLE GLAZED WINDOWS
- FRONT AND REAR GARDENS
- EPC RATING F
- IDEAL FOR INVESTOR

NO UPWARD CHAIN



# GROUND FLOOR

## RECEPTION ONE



11.06m x 11.08m (36' 3" x 36' 4") Lounge situated to the front of the property, gas fire in adam style surround with tiled back and hearth, PVC front door with stained glass panel, PVC double glazed stained glass window. PVC stained glass sliding door leading into second reception room.

## RECEPTION TWO



11m x 8.5m (36' 1" x 27' 11") 2nd Reception room with gas fire, under stair's storage cupboard PVC stained glass window, stairs leading to first floor.

## ANTI SPACE

Storage cupboard.



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.

# KITCHEN



10.5m x 4m (34' 5" x 13' 1") Stainless steel single drainer sink with mixer tap, electric cooker point, plumbing for washing machine. PVC double glazed stained glass window and PVC stained glass door panel leading to the rear garden.

## SHOWER ROOM



5.9m x 5.11m (19' 4" x 16' 9") Down stairs shower room, quadrant shower cubicle with electric shower, low level WC and pedestal wash basin, PVC stained glass double glazed window, extractor fan.



## FIRST FLOOR

### BEDROOM ONE



10.6m x 11.07m (34' 9" x 36' 4") Bedroom situated to the front of the property, PVC stained glass double glazed window. Wall mounted as fire with tiled back, oak mantle and stone faced chimney breast.

### BEDROOM TWO



9.9m x 8.8m (32' 6" x 28' 10") Bedroom 2 situated to the rear of the property, PVC stained glass double glazed window.

## OUTSIDE

### FRONT AND REAR GARDENS



Small walled garden area to the front of the property with wrought iron gate, Canopy over the front door and window, enclosed garden to the rear of the property.

### '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