



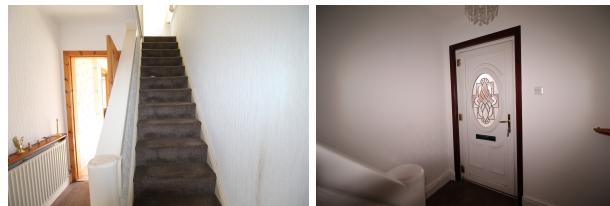
## Rivington Road, £179,950

Barrow and Cook are delighted to welcome back to the market after having undergone drainage works, this 3 bedroom semi detached property on the popular Rivington Road area of St Helens. With easy access to local schools, shops and parks, within easy reach of the A580 East Lancashire Road for commuting to Liverpool & Manchester. The property comprises:- Ground Floor - Hall, 2 x Reception Rooms, Kitchen. First Floor - 3 x Bedrooms, Bathroom. Outside - Front and rear gardens -Walled front garden with driveway for off road parking. Spacious rear garden.

- 3 BEDROOM SEMI DETACHED
- PVC DOUBLE GLAZING
- CENTRAL HEATING
- PARKING FOR 2+ CARS
- 2 RECEPTION ROOMS
- PARQUET FLOORING TO FRONT LOUNGE
- NO UPWARD CHAIN

## FIRST FLOOR

### HALLWAY



6' 4" x 9' 0" (1.93m x 2.74m) PVC double glazed entrance door, central heating radiator and stairs leading off to first floor.

### RECEPTION 1



10' 3" x 14' 4" (3.12m x 4.37m) Reception 1 situated at the front of the property, square bay PVC double glazed window, parquet flooring, dado rail, central heating radiator, wall lights, gas fire with wood effect hearth.

### RECEPTION 2



10' 1" x 14' 5" (3.07m x 4.39m) Reception 2 to the rear of the property square bay PVC double glazed window overlooking rear garden, central heating radiator, wall lights, marble hole in the wall fire surround with inset living flame gas fire.

### KITCHEN



## FIRST FLOOR

### BEDROOM 1



9' 8" x 15' 0" (2.95m x 4.57m) Square bay window with PVC double glazing, central heating radiator, dado rail, range of built in wardrobes.

### BEDROOM 2



9' 7" x 11' 8" (2.92m x 3.56m) Situated to the rear of the property, PVC double glazed window, central heating radiator, dado rail, loft hatch.

### BEDROOM 3



6' 8" x 8' 9" (2.03m x 2.67m) Bedroom 3 situated to the rear of the property, double glazed window, central heating radiator.

### BATHROOM



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 representation is made for any error, omission or inaccuracy. The floorplan is for descriptive purposes only and should not be relied upon by prospective purchasers. The floorplan is not to scale and no guarantee is given as to their suitability or efficiency can be given.  
Made with Houseplan 2000

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.

## **'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