

Barrow & Cook Estate Agents

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Nutgrove Road,

£114,950

Barrow and Cook welcome to the market this 3 bedroom mid terrace in Thatto Heath, with local shops, schools and train station all within walking distance. Ideal for a FTB, small family or buy to let investor to add to their portfolio. Accommodation comprises:- Ground floor - reception room, dining room, kitchen, anti space and bathroom. First floor - Three Bedrooms. Outside - Front and rear gardens with off road parking to the rear.

- 3 BED MID TERRACED
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- FRONT AND REAR GARDENS
- GROUND FLOOR BATHROOM
- OFF ROAD PARKING AT REAR
- OUTSIDE TAP TO REAR
- EXTENDED

NO UPWARD CHAIN



GROUND FLOOR

RECEPTION ROOM/DINER



2.74m x 4.09m (9' 0" x 13' 5") 4.06m x 3.69m (13' 4" x 12' 1")
Through lounge/diner with double glazed window, gas fire and surround.

KITCHEN



2.98m x 3.78m (9' 9" x 12' 5") Wall and base units with stainless steel sink and mixer tap. Plumbing for washing machine, part tiled walls and double glazed window. Stairs leading to first floor accommodation.



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.

ANTI SPACE

0.88m x 2.58m (2' 11" x 8' 6") Electric socket point. Door leading to rear garden.

WET ROOM



1.77m x 2.33m (5' 10" x 7' 8") Electric shower, white WC and sink. Double glazed window, radiator and tiled walls.

FIRST FLOOR

STAIRS AND LANDING



1.67m x 3.33m (5' 6" x 10' 11") With spacious storage cupboard.

BEDROOM ONE



4.11m x 3.38m (13' 6" x 11' 1") Positioned at the front of the property, a good sized bedroom with double glazed window and radiator.

BEDROOM TWO



3.15m x 2.33m (10' 4" x 7' 8") With double glazed window and radiator.

BEDROOM THREE



2.98m x 2.35m (9' 9" x 7' 9") Positioned at the rear of the property with double glazed window and radiator.

OUTSIDE

FRONT AND REAR GARDENS



To the front is a small garden with dwarf wall frontage and gate access. To the rear is a good size garden with paving flags, shrub borders, garden shed and outside tap. Double gates giving access to off road parking.

'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