

Barrow & Cook Estate Agents

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St Helens, Merseyside

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Newfields, £189,950

Barrow and Cook are delighted to offer for sale this 2 bedroomed semi detached property. Situated at the head of a quiet cul-de-sac close to local primary and secondary schools, local shops and bus route to St Helens town centre. The property comprises - Ground floor - porch, lounge, kitchen/diner, conservatory. First floor - 2 bedrooms and bathroom. Outside - Front side and rear gardens with detached single garage.

- 2 BEDROOM SEMI DETACHED
- CONSERVATORY
- PVC DOUBLE GLAZED WINDOWS
- SINGLE GARAGE
- GAS CENTRAL HEATING
- FRONT, SIDE AND REAR GARDENS

NO UPWARD CHAIN

PORCH

1.48m x 1.12m (4' 10" x 3' 8") With central heating radiator.

LOUNGE



4.06m x 4.25m (13' 4" x 13' 11") Open plan lounge with stairs to first floor. PVC double glazed window, gas fire and surround, central heating radiator and under stairs storage cupboard.

KITCHEN/DINER



2.56m x 4.04m (8' 5" x 13' 3") Wall and base units, oven, gas hob and extractor fan, stainless steel drainer with mixer taps. Plumbing for washing machine, PVC double glazed window, radiator and tiled splash back. Patio doors leading into conservatory.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm is responsible for the property.



Notes: Plans are provided for information only. They are not to be used for any other purpose. Measurements are approximate and do not constitute a guarantee. The property is sold as seen.

CONSERVATORY



2.82m x 3.42m (9' 3" x 11' 3") Dwarf wall, PVC window and poly carb roof. Radiator, light/ceiling fan.

STAIRS AND LANDING

1.86m x 0.83m (6' 1" x 2' 9") Gas central heating radiator.

BEDROOM ONE



3.08m x 3.45m (10' 1" x 11' 4") To the front of the property with radiator, two double glazed windows, airing cupboard for additional storage and built in wardrobes.

BEDROOM TWO



1.96m x 3.26m (6' 5" x 10' 8") Built in wardrobes with shelving. PVC double glazed window, dado rail and radiator

BATHROOM



2.07m x 1.93m (6' 9" x 6' 4") 3 piece white suite with thermo shower over bath with glass screen. Radiator, extractor fan, loft hatch.

OUTSIDE

FRONT/SIDE AND REAR GARDENS



Detached garage, lawn, patio area and garden shed. Door access to side of garage.

'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

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