

Barrow & Cook Estate Agents

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St Helens, Merseyside

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Vincent Street, £149,950

Barrow and Cook welcome to the market this spacious 3 bedroom end Terrace, located in St Helens Town Centre. Within walking distance to an array of shops, supermarkets, restaurants, public houses and theatre. Accommodation comprises :- Ground Floor - porch, hallway, 2 reception rooms and kitchen. First Floor - 3 bedrooms and large family bathroom. Outside - street lined to the front of the property and small court yard garden to the rear.

NO UPWARD CHAIN

- 3 BEDROOM TERRACED
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- NEW CARPETS AND FLOORING
- RECENTLY REFURBISHED

GROUND FL.OOR

INNER PORCH

0.83m x 1.01m (2' 9" x 3' 4") Laminate flooring and decorative glassed door leading to hallway.

HALLWAY



1.15m x 3.46m (3' 9" x 11' 4") Laminate flooring and radiator.

RECEPTION ROOM ONE



3.44m x 3.37m (11' 3" x 11' 1") New carpet, radiator and double glazed window.



RECEPTION ROOM TWO



4.40m x 3.61m (14' 5" x 11' 10") New carpet, two radiators and 2 double glazed windows.

KITCHEN



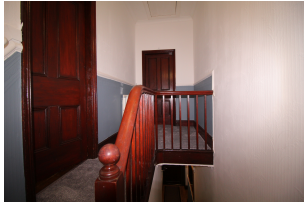
4.27m x 2.68m (14' 0" x 8' 10") Wall and base units with stainless steel sink with mixer tap. New work tops/oven, hob, extractor fan and vinyl flooring. Tiled splash back, understairs storage cupboard and door leading to rear garden.



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.

FIRST FLOOR

STAIRS AND LANDING



Loft hatch with drop down ladder and boarded. Sky light, radiator.

BEDROOM ONE



3.79m x 3.07m (12' 5" x 10' 1") Wood flooring, double glazed window, radiator, built in wardrobes and coved ceiling.

BEDROOM TWO



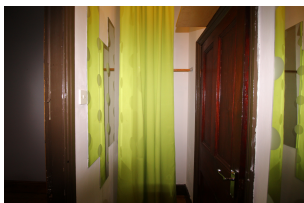
2.44m x 3.45m (8' 0" x 11' 4") Double glazed window, radiator and wood flooring.

BEDROOM THREE



2.43m x 2.04m (8' 0" x 6' 8") Wood flooring, double glazed window and radiator.

INNER LANDING



Wood flooring and storage space.

OUTSIDE

FRONT AND REAR GARDENS



Rear garden with artificial grass, outside tap, shrub border and rear gate access.

'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