

Barrow & Cook Estate Agents

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Cecil Street,

£150,000

Barrow & Cook are delighted to offer for sale this family sized 3 bedroom semi detached property close to local shops, doctors surgery and easy access to Sutton Junction train station for commuting to Liverpool & Manchester. The property comprises:- Ground Floor - entrance hall, 2 reception rooms, kitchen. First Floor - 3 bedrooms and bathroom. Outside - front & rear gardens with driveway.

- 2 RECEPTION ROOMS
- 3 BEDROOMS
- CENTRAL HEATING
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- SEMI DETACHED PROPERTY
- NO UPWARD CHAIN

NO UPWARD CHAIN

HALL



1.79m x 4.79m (5' 10" x 15' 9") Large entrance hall with side window, under stairs cupboard, meter cupboard 2 x radiators, dado rail, stair case leading to bedrooms.

RECEPTION 1



3.67m x 4.67m (12' 0" x 15' 4") Reception 1 situated to the front of the property, large bay window, central heating radiator, log effect gas fire on tiled hearth.

Reception 2



3.45m x 3.66m (11' 4" x 12' 0") 2nd reception to the rear of the property, large window overlooking the rear garden, central heating radiator.

KITCHEN



2.73m x 4.12m (8' 11" x 13' 6") Kitchen situated at the rear of the property, with a range of wall and base units, double drainer stainless steel sink with mixer tap, gas cooker point, plumbed for automatic washing machine, tumble dryer space, gas cooker point, fridge freezer space, worcester wall mounted central heating boiler, tiled splash back.

LANDING



Bright and airy landing with window, loft hatch.



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.

BEDROOM 1



2.88m x 3.40m (9' 5" x 11' 2") Bedroom situated to the front of the property large wood window, a range of built in cupboards, central heating radiator, wood panelled ceiling.

BEDROOM 2



3.46m x 3.73m (11' 4" x 12' 3") Main bedroom situated to the rear of the property, large wood window, central heating radiator, a range of built in wardrobes.

BEDROOM 3



2.34m x 2.59m (7' 8" x 8' 6") 2.34m x 2.59m (7' 8" x 8' 6") Bedroom 3 situated to the front of the property, wood window, central heating radiator, storage cupboard.

SHOWER ROOM



1.80m x 1.84m (5' 11" x 6' 0") Vanity unit housing wash basin and low level WC, walk n shower cubicle with thermostatic shower, extractor fan, down lights, fully tiled to 3 walls and PVC panelled to shower area. Central heating radiator, airing cupboard.

EXTERNAL



To the front of the property is a good sized walled garden with mature shrubs and lawn, double wrought iron gates to driveway with parking for 2 vehicles, access via wrought iron gate to the rear of the property.

At the rear of the property is an enclosed garden with mature shrubs, trees and patio area.

'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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