

Barrow & Cook Estate Agents

5-7 Victoria Square
St Helens, Merseyside
WA10 1HH

Telephone
01744 23271



Doulton Street,

£110,000

Barrow and Cook are delighted to offer for sale this extended 3 bedroom semi detached property, situated close to local schools, shops and within easy access of the East Lancashire Road for commuting to Liverpool and Manchester. The property although in need of some updating has the added benefit of solar panels. Ground Floor - comprising of :- vestibule, lounge, open plan kitchen/family dining room, utility, ground floor WC and conservatory. First Floor - 3 good sized bedrooms and bathroom. Outside - front garden and good size private rear garden.

- 3 BED SEMI DETACHED
- DOUBLE GLAZING
- CONSERVATORY
- SOLAR PANELS
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING

NO UPWARD CHAIN

VESTIBULE



LOUNGE



11' 9" x 16' 6" (3.58m x 5.03m) Stone fire surround with inset living flame gas fire. PVC double glazed window and central heating radiator.

KITCHEN/DINING/FAMILY ROOM



15' 4" x 18' 6" (4.67m x 5.64m) Large open plan room, the kitchen has a range of wall and base units, plumbing for washing machine, gas cooker point and PVC double glazed window. Family room with marble fire surround with inset gas fire, central heating radiator and PVC door leading to conservatory.

CONSERVATORY



7' 0" x 8' 4" (2.13m x 2.54m) White PVC double glazed conservatory with polycarbonate roof, french doors leading to the rear garden.

CLOAK ROOM



3' 6" x 4' 8" (1.07m x 1.42m) Anti-space housing central heating boiler and timer clock, leading to downstairs cloaks with WC and wash basin.

Landing with sky light.

BEDROOM 1



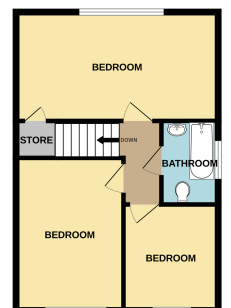
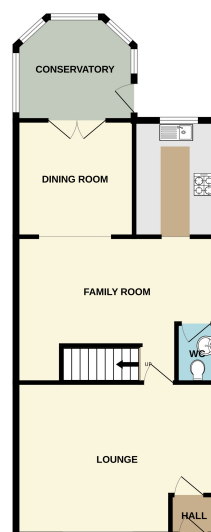
9' 3" x 16' 0" (2.82m x 4.88m) Situated at the rear of the property, PVC double glazed window and central heating radiator.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance; statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person is responsible for the property.

GROUND FLOOR

1ST FLOOR



These plans were prepared by the seller and are for guidance only. The seller does not accept any liability for any errors or omissions. The buyer should verify the accuracy of the information provided and is advised to seek professional advice.

BEDROOM 2



8' 4" x 12' 0" (2.54m x 3.66m) Situated to the front of the property, PVC double glazed window and central heating radiator.

BEDROOM 3



7' 3" x 8' 5" (2.21m x 2.57m) Situated to the front of the property, PVC double glazed window and central heating radiator.

BATHROOM



4' 4" x 5' 9" (1.32m x 1.75m) 3 piece white suite comprising of WC, wash basin, panelled bath, part tiled walls, PVC double glazed window, central heating radiator and loft hatch.

EXTERNAL



Front garden area with mature shrubs, access down the

side of the property to the rear. Rear garden is on 2 levels with stairs from the patio area leading down to a very large garden not overlooked from the rear. Solar panels on the roof to the front 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

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.

'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