

Barrow & Cook Estate Agents

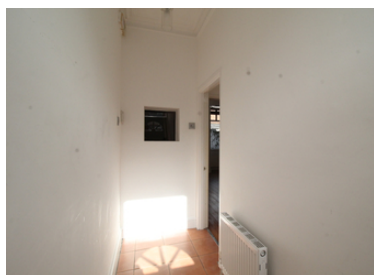
5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

Telephone

01744 23271



Harris Street,

£114,950

Barrow and Cook welcome to the market this 2 bedroom mid terraced property. Close to St Helens town centre for shops, supermarkets, schools, cinema and theatre. Ideal for a first time buyer or investor. Accommodation comprises - Ground Floor - hallway, lounge/dinner and kitchen. First Floor - 2 bedrooms and good size family bathroom. Outside - rear garden with gate access.

- 2 BEDROOM TERRACED
- NO UPWARD CHAIN
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- IDEAL FIRST TIME BUY/INVESTOR
- REAR GARDEN

NO UPWARD CHAIN

GROUND FLOOR

HALLWAY



3.08m x 0.90m (10' 1" x 2' 11") Tiled floor and radiator.

RECEPTION ROOM/DINER



4.40m x 4.28m (14' 5" x 14' 1") 3.27m x 3.13m (10' 9" x 10' 3") 2 double glazed windows, radiator, gas fire, wall lights and laminate flooring.

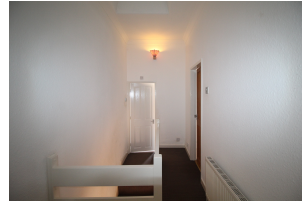
KITCHEN



4.93m x 2.37m (16' 2" x 7' 9") Wall and base units, steel sink with mixer tap. Built in oven, hob and extractor. Part tiled walls, vinyl flooring, 3 windows, radiator and door leading to rear garden.

FIRST FLOOR

STAIRS AND LANDING



3.76m x 1.42m (12' 4" x 4' 8") Split level landing with radiator, loft hatch access and sky light.



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 ONE



4.30m x 3.27m (14' 1" x 10' 9") Position at the front of the property with double glazed window, radiator and carpet flooring.

BEDROOM TWO



3.70m x 2.64m (12' 2" x 8' 8") Double glazed window and radiator.

BATHROOM



3.19m x 2.36m (10' 6" x 7' 9") Good size bathroom with white bath, WC, sink and cubicle shower. Baxi boiler, 2 windows, spot light ceiling, vinyl flooring, towel rail and radiator.

OUTSIDE

GARDEN

To the front - street lined. To the rear - enclosed garden with 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