

**Barrow & Cook Estate Agents**

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**Hillbrae Avenue,**

**£214,950**

Barrow and Cook welcome to the market this extended 3 bedroom semi detached property is the popular Moss Bank area of St Helens. Close to East Lancashire Road for commuting and in walking distance to local shops and schools. Accommodation comprises:- Ground Floor - Inner Porch, 2 Reception Rooms and Kitchen. First Floor - 3 Bedrooms and Family Bathroom. Outside - Front and rear gardens with off road parking and garage.

- 3 BEDROOM SEMI DETACHED
- NO UPWARD CHAIN
- DOUBLE GLAZED WINDOW
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- GARAGE
- EXTENDED AT REAR
- OFF ROAD PARKING

**NO UPWARD CHAIN**



# GROUND FLOOR

## PORCH



1.16m x 2.45m (3' 10" x 8' 0") Entrance by a UPVC door, double glazed window and radiator.

## RECEPTION ONE



4.62m x 5.09m (15' 2" x 16' 8") Two gas central heating radiators, double glazed window, bricked fire surround and under stairs storage cupboard.

## RECEPTION TWO



3.33m x 5.51m (10' 11" x 18' 1") Spacious second reception room with gas fire and surround, radiator and double glazed window. Laminate flooring and coved ceiling. Doors leading into kitchen.

# KITCHEN



3.05m x 5.40m (10' 0" x 17' 9") White base units with oven, hob and extractor fan. Double glazed window, radiator, tiled walls, vinyl flooring. Spot light ceiling and patio doors leading into rear garden.

# FIRST FLOOR

## STAIRS AND LANDING

1.71m x 2.29m (5' 7" x 7' 6") With double glazed window.

## BEDROOM ONE



3.00m x 3.71m (9' 10" x 12' 2") Built in wardrobes, double glazed window and radiator.



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 TWO



3.19m x 2.96m (10' 6" x 9' 9") Built in wardrobes, double glazed window and radiator.

## RECEPTION THREE



2.57m x 2.33m (8' 5" x 7' 8") Radiator, double glazed window and storage cupboard.

## BATHROOM



1.78m x 2.32m (5' 10" x 7' 7") Walk in shower cubicle with power shower. WC, sink in vanity unit and bidet. Two double glazed windows, towel rail, spot light ceiling and laminate flooring.

## OUTSIDE

### FRONT AND REAR GARDENS



To the front - blocked paved driveway, garage and lawn. To the rear - decking area, lawn, shrubs, outside tap and access to rear 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