

Barrow & Cook Estate Agents

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Rivington Avenue,

£159,950

Barrow and Cook are pleased to bring to the market this 3 bedroom semi detached property in the popular Windlehurst area of St Helens, Close to local schools, shops, pubs and Victoria Park, with easy reach of the East Lancashire Road and the Rainford by Pass for commuting to Manchester, Liverpool and Southport and the M6 motorway. The property comprises of Porch, Hall /morning room, reception room, kitchen, 3 bedrooms, Bathroom, Front and rear gardens, driveway.

- 3 BEDROOM SEMI DETACHED
- GAS CENTAL HEATING
- PVC DOUBLE GLAZING
- FRONT AND REAR GARDENS
- GATED DRIVEWAY
- NO ONWARD CHAIN

PORCH

3' 1" x 6' 0" (0.94m x 1.83m) Entrance porch with PVC double glazed window, PVC double glazed front door.

Hall/Morning Room



7' 0" x 11' 0" (2.13m x 3.35m at widest point) Morning room situated to the front of the property, PVC double glazed window, Dado rail, meter cupboard, stairs leading to first floor.

RECEPTION ROOM



10' 0" x 14' 0" (3.05m x 4.27m) Dual aspect room with PVC double glazed window to the front and PVC patio doors to the rear, central heating radiator, electric fire and surround, laminate flooring.

KITCHEN



7' 6" x 11' 10" (2.29m x 3.61m) Kitchen situated to the rear of the property a range of wall and base units, Oven, Hob & hood, plumbed for automatic washing machine, under stairs storage, central heating radiator, 2x PVC double glazed windows, PVC 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.

BEDROOM 1



8' 11" x 11' 10" (2.72m x 3.61m at widest point) Situated to the front of the property, PVC double glazed window, central heating radiator, central heating boiler.

BEDROOM 2



7' 6" x 11' 3" (2.29m x 3.43m) Bedroom 2 situated to the front of the property, PVC double glazed window, central heating radiator, loft hatch.

Bedroom 3



7' 0" x 7' 1" (2.13m x 2.16m) Bedroom 3 to the rear of the property, central heating radiator, PVC double glazed window.



Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of rooms, corridors and any other parts are approximate and the responsibility is taken for any error. The floorplan is for guidance only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given in this regard. See EPC for details.

Made with Easyplan 10.0.22

BATHROOM



5' 8" x 5' 10" (1.73m x 1.78m) Bathroom with 3 piece white suite comprising- Low level WC, pedestal wash basin, panelled bath with electric shower over and shower screen, Down lights, central heating radiator, PVC double glazed window.

EXTERNAL



To the front of the property is a garden area with lawn and shrubs, double wrought iron gates to driveway that continues to the side of the property, Very large rear garden mainly laid to lawn, not directly overlooked.

'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'

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