

**Barrow & Cook Estate Agents**

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St Helens, Merseyside

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**Telephone**

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## Newfields, £195,000

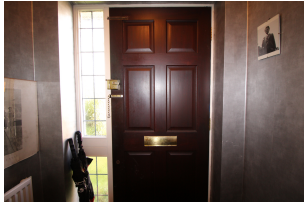
Barrow and Cook welcome to the market this 2 bedroom semi detached property. Located in a quiet cul de sac, closed to primary and secondary schools, local shops and bus route to St Helens Town Centre. Ground floor comprising - Inner Porch, Reception Room, Kitchen, Family Room. First floor - Two Bedrooms and Bathroom. Outside - Front and rear gardens with off road parking for 3 vehicles.

- TWO BEDROOM SEMI DETACHED
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING 3 VEHICLES
- QUIET CUL DE SAC LOCATION

**NO UPWARD CHAIN**

## GROUND FLOOR

### INNER PORCH



With gas central heating radiator.

### RECEPTION ROOM



4.02m x 4.35m (13' 2" x 14' 3") Open plan with double glazed window, radiator, gas fire and surround. Coved ceiling, storage cupboard and stairs leading to first floor.

### KITCHEN



3.29m x 4.05m (10' 10" x 13' 3") A range of wall and base units with oven, hob and extractor fan. Under pelmet lighting, plumbing for washing machine, tiled floor and part tiled walls.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm enters the property.

## FAMILY ROOM



4.35m x 3.12m (14' 3" x 10' 3") Over looking the rear garden with patio doors letting in lots of natural light. Radiator.

## FIRST FLOOR

### BEDROOM ONE



3.12m x 3.35m (10' 3" x 11' 0") Positioned at the front of the property with double glazed window, radiator and storage cupboard.

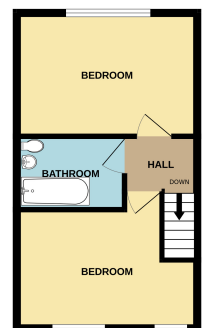
### BEDROOM TWO



4.35m x 1.99m (14' 3" x 6' 6") Double glazed window, radiator and wood flooring.

GROUND FLOOR

1ST FLOOR



These plans are provided for information only and do not constitute an offer of any financial product. The information is provided for general information only and is not intended to be used for any specific purpose. The information is provided for general information only and is not intended to be used for any specific purpose.

# OUTSIDE

## FRONT AND REAR GARDENS



To the front - lawn and shrub borders, off road parking for 3 vehicles.

To the rear - lawn with shrubs and tree border.

### '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