

Barrow & Cook Estate Agents

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Hinckley Road,

£220,000

Barrow and Cook welcome to the market, this good size extended 3 bedroom semi detached, in the popular area of Islands Brow with local shops, schools and bus routes in close proximity. Accommodation comprises:- Ground Floor - Hallway, 2 Reception Rooms, Dining Room, Kitchen/Diner. First Floor - 3 Bedrooms and family Bathroom. Outside - To the front - off road parking for 4 vehicles plus garage for two vehicles, small grassed area with shrub border. To the rear - Low maintenance flagged patio area, gate access to the front of the property. Through a gate into a fabulous sized further piece of land with endless potential.

- 3 BEDROOM SEMI DETACHED
- EXTENSION
- GARAGE
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOW
- OFF ROAD PARKING FOR 3/4 VEHICLES
- PIECE OF LAND TO REAR
- OUTSIDE TAP TO REAR

GROUND FLOOR

HALLWAY



4.19m x 1.57m (13' 9" x 5' 2") Gas central heating radiator, under stairs storage cupboard.

RECEPTION ROOM ONE



3.24m x 3.98m (10' 8" x 13' 1") Bay double glazed window, gas fire with surround and coved ceiling.

DINING ROOM



3.04m x 3.60m (10' 0" x 11' 10") Double glazed window, radiator and coved ceiling.

RECEPTION ROOM TWO



3.39m x 2.42m (11' 1" x 7' 11") Bay double glazed window, electric fire, radiator and coved ceiling.

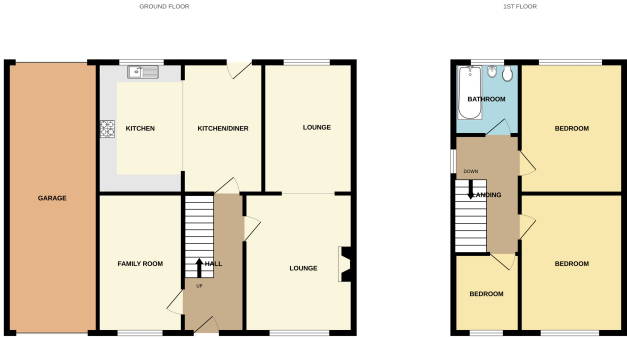
KITCHEN/DINER



3.03m x 2.21m (9' 11" x 7' 3") 2.38m x 3.95m (7' 10" x 13' 0") Wall and base units with stainless steel double sink with mixer tap. Plumbing for washing machine. Double glazed window and tiled floor. Storage cupboard and door leading into 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, sections, areas and any other data are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings.

FIRST FLOOR

STAIRS AND LANDING



1.87m x 2.31m (6' 2" x 7' 7") Double glazed window and loft access.

BEDROOM ONE



3.97m x 2.98m (13' 0" x 9' 9") Double glazed window and radiator.

BEDROOM TWO



3.05m x 3.00m (10' 0" x 9' 10") Double glazed window, radiator, coved ceiling and storage cupboard.

BEDROOM THREE



2.96m x 1.84m (9' 9" x 6' 0") Double glazed window, radiator, coved ceiling and storage cupboard.

BATHROOM



1.64m x 1.84m (5' 5" x 6' 0") WC, sink, bath. Double glazed window, radiator, coved ceiling and laminate flooring.

OUTSIDE

FRONT AND REAR GARDENS



To the front - off road parking for 4 vehicles plus garage for two vehicles, small grassed area with shrub border. To the rear - Low maintenance flagged patio area. Through a gate into a fabulous sized further piece of land with endless potential.

'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

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