

Barrow & Cook Estate Agents

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Batey Avenue, Rainhill

£159,000

Barrow & Cook are pleased to offer for sale this delightful 3 bedroom mid mews property in the popular Rainhill area. Being close to local schools, shops and parks. Giving easy access to the M62 motorway for commuting to Liverpool & Manchester. The property comprises:- Hallway, 2 x Reception Rooms, Kitchen, 3 Bedrooms, Bathroom and Front and Rear Gardens. No onward chain.

- 3 BED MID MEWS PROPERTY
- PVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- KITCHEN EXTENSION
- NEW INTERNAL FIRST FLOOR DOORS
- HARD WIRED SMOKE ALARMS
- NO ONWARD CHAIN

GROUND FLOOR

HALLWAY



4' 0" x 3' 0" (1.22m x 0.91m) PVC front door, with down lights to ceiling and gas central heating radiator.

RECEPTION ONE



11' 0" x 12' 6" (3.35m x 3.81m) Square double glazed bay window, radiator, wall lights and down lights.

RECEPTION TWO



10' 0" x 14' 2" (3.05m x 4.32m) Sliding doors leading to kitchen with double glazed window, radiator and under stairs storage.

KITCHEN



10' 0" x 9' 0" (3.05m x 2.74m) Wall and base units (white) with contrasting work tops. Ceramic sink with mixer taps and single drainer. Cooker hood, induction hob, integrated oven/grill, kickboard heater, plumbing for washing machine and space for large upright fridge/freezer. Tiled splashback, tile effect vinyl flooring and downlights. PVC door leading to rear garden.

FIRST FLOOR

HALL AND LANDING

Re plastered walls to hall and landing. Glass balustrade to top of stairs and chrome handrail.

BEDROOM ONE



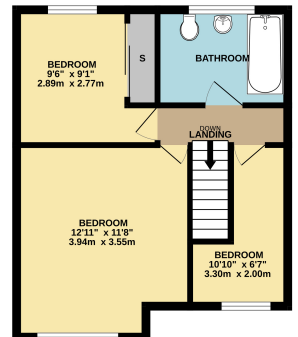
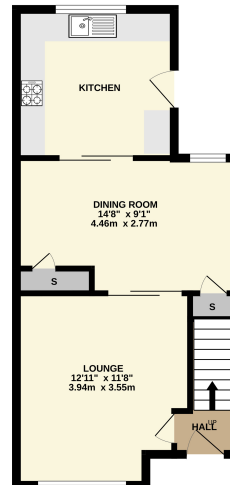
11' 0" x 12' 11" (3.35m x 3.94m) PVC square bay window, radiator, reading lamps above bed.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance. Statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person is responsible for the property.

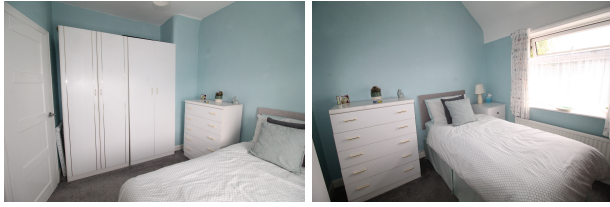
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

BEDROOM TWO



11' 0" x 10' 0" (3.35m x 3.05m) At the rear of the property with PVC double glazed window, radiator. Built in cupboard, housing boiler and storage space.

BEDROOM THREE



12' 0" x 7' 0" (3.66m x 2.13m at the widest point) Double glazed window, radiator.

BATHROOM



3 Piece white suite/ shower head from mixer tap. Re-plastered, part tiled walls, spot light ceiling and double glazed windows,

OUTSIDE

FRONT AND REAR GARDENS



To the front - paved driveway for two cars. To the rear - beautiful mature rear garden with lawn, patio area with shrubs and trees. Electric sockets and outside light. Two sheds, one with electric.

'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