

Barrow & Cook Estate Agents

5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

Telephone

01744 23271



Stanley Avenue, Rainford

£224,950

Barrow and Cook welcome to the market this 3 Bedroom Semi Detached. Located, in a sought after area and close to Linear Park in Rainford for lovely rural walks. The property is in need of modernization but with great potential. Internal accommodation - **Ground Floor** - Hallway, Through Lounge/Diner and Kitchen. **First Floor** - 3 Bedroom and family Bathroom. **Outside** - Front and rear garden with off road parking and car port.

- 3 BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- DOUBLE GLAZED WINDOWS
- NO UPWARD CHAIN
- OFF ROAD PARKING
- ALARMED
- CAR PORT

NO UPWARD CHAIN

GROUND FLOOR

HALLWAY



3.75m x 1.83m (12' 4" x 6' 0") Entrance hallway with laminate flooring and gas central heating radiator.

RECEPTION/DINER



3.46m x 6.58m (11' 4" x 21' 7") Through lounge and diner with 2 x radiators, 2 x double glazed windows. Gas fire with surround and coved ceiling.

KITCHEN



2.76m x 2.59m (9' 1" x 8' 6") A range of wall and base units. Plumbing for washing machine, oven, hob and extractor fan. Storage cupboard, double glazed window, tiled floor and door access into rear garden.

FIRST FLOOR

STAIRS AND LANDING



Double glazed window and loft hatch.

BEDROOM ONE

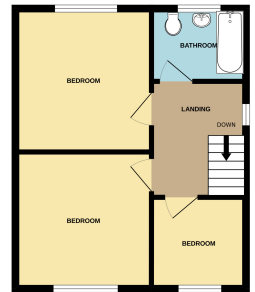
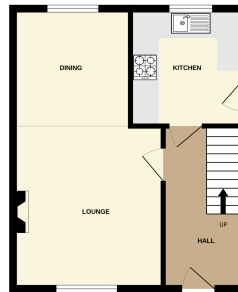


3.50m x 3.27m (11' 6" x 10' 9") Position at the front of the property with double glazed window and radiator



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and other parts of the property are not guaranteed to be 100% accurate. The floorplan is for information only and should not be used as a basis for any legal proceedings. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or operation.

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



3.85m x 3.45m (12' 8" x 11' 4") With double glazed window and gas central heating radiator.

BEDROOM THREE



2.08m x 2.18m (6' 10" x 7' 2") With double glazed window.

BATHROOM



1.55m x 1.90m (5' 1" x 6' 3") White WC, sink and bath. Double glazed window, radiator, tiled floor and part tiled walls .

OUTSIDE

FRONT AND REAR GARDEN



To the front - off road parking for 2+ vehicles, car port and laid to lawn with shrub border. To the rear - Patio area, laid lawn with shrubs and garden shed for extra storage space.

'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