

Barrow & Cook Estate Agents

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Ilfracombe Road, Sutton Leach

£194,950

Barrow and Cook welcome to the market this well presented 2 bedroom bungalow, in the popular area of Sutton Leach in St Helens. Close to local schools, shops and Lea Green train station for commuting. Accommodation comprises- inner porch, hallway, reception room, inner hallway, conservatory and kitchen. Two bedrooms and shower room. Outside - front and rear gardens with off road parking and garage.

NO UPWARD CHAIN

- TWO BEDROOM BUNGALOW
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- CONSERVATORY
- OFF ROAD PARKING
- GARAGE
- FRONT AND REAR GARDENS
- BOARDED LOFT WITH LADDER & ELECTRICS

GROUND FLOOR

INNER PORCH



0.99m x 2.77m (3' 3" x 9' 1") Spacious porch with double glazed windows, laminate flooring, storage cupboards and wall heater.

HALLWAY



1.78m x 1.09m (5' 10" x 3' 7") Storage cupboards and laminate flooring.

RECEPTION ROOM



3.53m x 4.35m (11' 7" x 14' 3") Bay window with double glazing, radiator, electric fire with surround and coved ceiling.

INNER HALLWAY

0.74m x 1.65m (2' 5" x 5' 5") With loft hatch access.

CONSERVATORY



5.19m x 2.80m (17' 0" x 9' 2") Good size conservatory with double glazed windows, trip glazed self clean roof. Electric fire, radiator and doors leading into rear garden.

KITCHEN

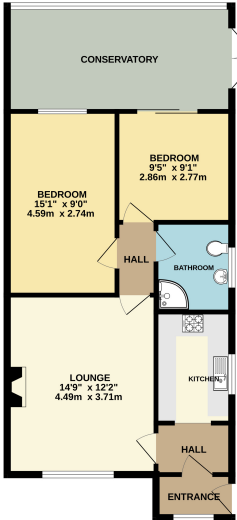


2.93m x 1.74m (9' 7" x 5' 9") Wall and base units, with oven, hob and extractor fan. Stainless steel sink with mixer tap, splash back tiles, laminate flooring and double glazed window.



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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the property.

GROUND FLOOR



These plans are provided for information only and do not constitute any part of the contract. The accuracy of the information is not guaranteed. The information is provided for guidance only and is not intended to be used for any other purpose.

BEDROOM ONE



2.56m x 4.44m (8' 5" x 14' 7") Double glazed window, radiator and carpet flooring.

BEDROOM TWO



2.71m x 2.84m (8' 11" x 9' 4") Gas central heating radiator, coved ceiling and patio dooring leading into conservatory.

BATHROOM



1.72m x 1.86m (5' 8" x 6' 1") Cubicle shower, white WC, sink in vanity unit. Tiled floor, towel rail and double glazed window.

OUTSIDE

FRONT AND REAR GARDENS



To the front - Blocked paved driveway with off road parking, garage with electrics and plumbing. Decorative stones with mature shrub and plant borders. To the rear - lovely mature well stocked garden with plants, shrubs and flowers. Decking area, flagged pathway, lawn, border and garden shed. Door access to rear of garage.

'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