

## Barrow & Cook Estate Agents

5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

**Telephone**

01744 23271



## Wordsworth Avenue, Billinge

**Offers in region of £219,950**

Barrow and Cook are pleased to offer for sale this 3 bedroomed semi detached bungalow in a popular area of Billinge. With easy access to Wigan town centre and St Helens and within easy reach of the M58 & M6 being less than 2.5 miles away. The property comprises :- 2 reception room, kitchen, 3 bedrooms, shower room, front and rear gardens, driveway with parking for 2-3 cars (depending on car size).

- 3 BEDROOMS
- 2 RECEPTION ROOMS
- FRONT AND REAR GARDENS
- DOUBLE GLAZING
- EXTENDED TO REAR
- NO UPWARD CHAIN

VACANT POSSESSION



PORCH



Hardwood double doors lead into the porch, hardwood leaded windows, tiled floor, PVC panelled walls

HALL



Main hallway giving access to all rooms, central heating radiator, loft hatch and meter cupboard.

LOUNGE



3.26m x 4.37m (10' 8" x 14' 4") large picture D/G aluminium leaded window over looking the rear garden, central heating radiator, hole in the wall inset gas fire, coved ceiling.

KITCHEN



3.23m x 3.83m (10' 7" x 12' 7") At widest points, with a range of wall and base units, 1.5 bowl polycarbonate sink with mixer taps, Plumbed for automatic washing machine, gas cooker point, central heating radiator, tiled splash back, ceramic tiled floor and double glazed aluminium window.

MORNING ROOM

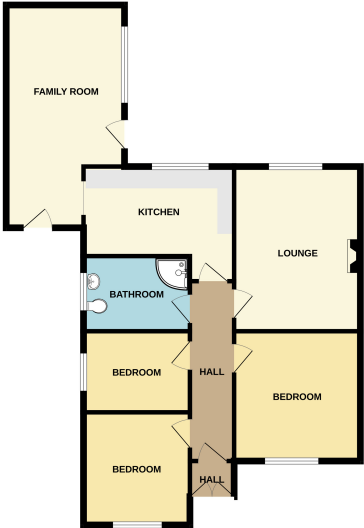


2.85m x 5.17m (9' 4" x 17' 0") Morning room to the rear of the property, large picture double glazed window in hardwood frame over looking the rear garden, stone fire place, coved ceiling, PVC door leading to the rear garden.



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 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  
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.  
Matters which should have been made to ensure the accuracy of the floor plan and other details, measurements of doors, windows, stairs and all other items are approximate and no responsibility is taken for any error.



## BEDROOM 1



3.26m x 3.26m (10' 8" x 10' 8") Bedroom 1 situated to the front of the property, hardwood leaded double glazed window, central heating radiator, coved ceiling.

## BEDROOM 2



2.60m x 2.97m (8' 6" x 9' 9") Bedroom 2 situated to the front of the property, currently being used as a snug, coved ceiling, central heating radiator, hardwood leaded double glazed window.

## BEDROOM 3



02.53m x 2.61m (8' 4" x 8' 7") Situated to side of the property, coved ceiling, central heating radiator. Hardwood double glazed leaded window.

## SHOWER ROOM



1.54m x 1.84m (5' 1" x 6' 0") 3 piece suite comprising quadrant shower cubicle with electric shower, pedestal wash basin, low level WC, 3 walls tiled, PVC panelling to the shower wall, non slip flooring, central heating radiator, hardwood double glazed frosted window.

## EXTERNAL



To the front of the property is a garden area with lawn and mature shrubs, driveway running down the side of the property giving parking for 2/3 cars.

To the rear of the property the garden is mainly laid to lawn with mature shrubs and patio area.

### '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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