



Windlebrook Crescent, Windle

£259,950

Barrow & Cook are delighted to offer for sale this good sized 3 bedroom semi detached family home in the popular Windle area of St Helens. Close to local schools and eateries and situated within a short drive from local supermarkets and the town centre, whilst giving easy access to the East Lancashire Road for commuting to Liverpool & Manchester. The property comprises Hall, Lounge, Dining Room, Kitchen, Conservatory, 3 Bedrooms, Bathroom, Garage, Front and rear Gardens.

- 3 BEDROOM SEMI DETACHED
- POPULAR LOCATION
- CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY & GARAGE
- ALARMED
- KITCHEN EXTENSION
- CONSERVATORY
- FRONT AND REAR GARDENS

NO UPWARD CHAIN

ENTRANCE HALL



Entrance via a PVC double glazed front door into a large hall with central heating radiator, understairs storage and turned stair case leading to the 1st floor.

LOUNGE



4.3m x 4.1m (14' 1" x 13' 5") Lounge situated to the front of the property, electric flame effect fire set in Adam style surround, central heating radiator, PVC double glazed window, coved ceiling, wall lights, archway leading to dining room.

DINING ROOM



2.72m x 3.37m (8' 11" x 11' 1") Archway from lounge leading to the dining room, central heating radiator, coved ceiling , patio doors leading to the Conservatory.

KITCHEN



2.77m x 4.69m (9' 1" x 15' 5") Large kitchen with a range of wall and base unit with 1.5 bowl white ceramic inset sink with chrome mixer tap, electric hob and double oven, plumbing for washing machine and dishwasher, spot lights, 2 x PVC double glazed windows, PVC rear door leading out to the driveway.

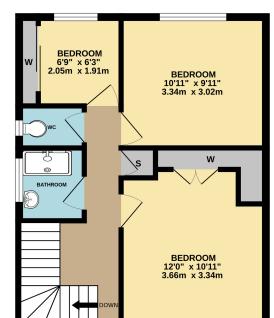


Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Prospective purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and/or responsibility is taken for any errors, omissions or inaccuracies. Prospective purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems and appliances shown have not been tested and/or guaranteed.

CONSERVATORY



2.86m x 3.13m (9' 5" x 10' 3") PVC double glazed dwarf wall conservatory with polycarbonate roof, power and lighting, ceramic tiled floor, french windows leading to the rear garden.

STAIRS & LANDING



Turned stair case leading to the 1st floor landing with airing cupboard, loft hatch.

BEDROOM 1



3.04m x 3.41m (10' 0" x 11' 2") Master bedroom situated to the front of the property, PVC double glazed window, wall lights, spot lights over dressing table, range of built in wardrobes, central heating radiator.

BEDROOM 2



3.39m x 3.41m (11' 1" x 11' 2") 2nd double bedroom situated to the rear of the property, hardwood double glazed window, central heating radiator, built in wardrobes.

BEDROOM 3



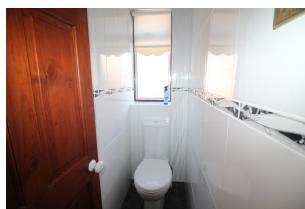
2.54m x 2.78m (8' 4" x 9' 1") Bedroom 3 situated at the rear of the property, larger than average 3rd bedroom, hardwood double glazed window, central heating radiator, built in mirrored sliding door wardrobes.

SHOWER ROOM



1.65m x 1.70m (5' 5" x 5' 7") Large walk in shower cubicle with electric shower, pedestal wash basin, chrome towel radiator, fully tiled walls, PVC double glazed window.

SEPERATE W.C



0.70m x 1.07m (2' 4" x 3' 6") Separate with low level WC, fully tiled walls, PVC double glazed window.

'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

EXTERNAL



To the front of the property is a garden laid to lawn with shrubs, driveway for 2/3 cars leading to the garage.

Rear flagged garden with shrubs, door leading to the rear of the 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.