

Barrow & Cook Estate Agents

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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

A photograph of a home interior. On the left, a staircase with grey carpeting and a dark wood handrail leads upwards. A red fire extinguisher is mounted on the wall near the stairs. To the right, a white double door with a heart-shaped window is visible. A potted plant sits on a surface in the foreground.

A bright, modern living room with a large window, a fireplace, and contemporary furniture. The room features a large window with light-colored curtains, a fireplace with a white mantel, a wooden coffee table, and a large sofa. A television is visible in the background.

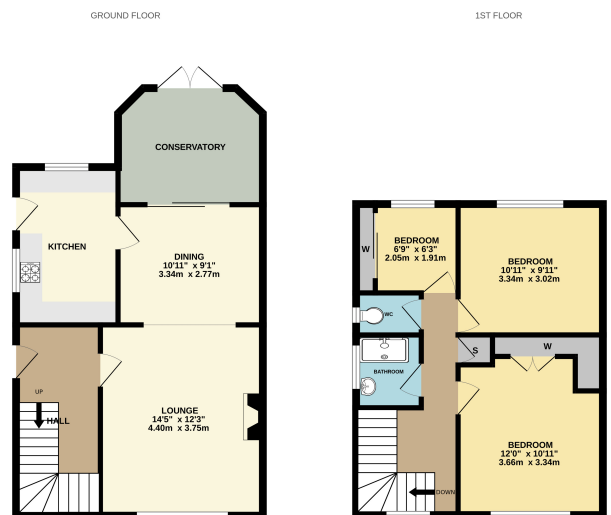
A bright, modern dining room featuring a round wooden table with four matching chairs. A large window on the left provides a view of a balcony and a garden. The room is decorated with a white sideboard, a tall wooden cabinet, and a framed picture on the wall. A small lamp sits on a side table next to a sofa on the right.

A modern kitchen with white cabinetry, a dark countertop, and a built-in oven. The kitchen features a large window above the sink, a white refrigerator, and a white trash can. The floor is covered in dark grey tiles.

A bright, modern kitchen with white cabinetry, a white washing machine, and a wooden side table. The room features a large window with a view of the outdoors, a white door, and a wooden side table with a lamp. The floor is covered in grey tiles.



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 in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

CONSERVATORY



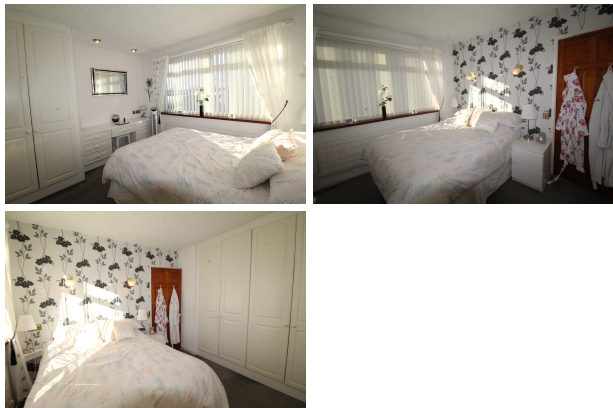
2.86m x 3.13m (9' 5" x 10' 3") PVC double glazed dwarf wall conservatory with polycarbonate roof, power and lighting, ceramic tiled floor, french windows leading to the rear garden.

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.

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.

'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