

**Barrow & Cook Estate Agents**

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## Crowther Street, offers in excess of £60,000

Barrow and cook bring to the market this traditional 2 bedroom mid terraced property. the property is in need of a full renovation making it an ideal opportunity for investment. close to local schools, supermarket, and easy access to the town centre.

- MID TERRACE
- 2 BEDROOMS
- GARDEN FRONTED
- FULL RENOVATION NEEDED
- IDEAL INVESTMENT PROPERTY

The property comprises Vestibule, Lounge, Dining room, Kitchen, ground floor bathroom, 2 bedrooms, front garden and rear yard.

## VESTIBULE

PVC ENTRANCE DOOR.

## RECEPTION 1



3.7m x 3.7m (12' 2" x 12' 2") lounge situated to the front of the property, wood single glazed window, gas fire in Adam style fire surround with tiled back and hearth, picture rail, smoke alarm, gas meter.

## RECEPTION 2



2.75m x 3.25m (9' 0" x 10' 8") 2nd Reception situated at the rear of the property, wood single glazed window, open fire with tiled surround.

## KITCHEN



2.17m x 2.15m (7' 1" x 7' 1") kitchen to the rear of the property, wall and base units, Single drainer stainless steel sink, gas cooker point, wood single glazed window, PVC rear door leading to rear yard.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employ is responsible for their accuracy.

## BATHROOM



1.58m x 2.10m (5' 2" x 6' 11") ground floor bathroom comprising 3 piece suite, low level WC, Panelled bath, pedestal sink.

## BEDROOM 1



3.1m x 3.7m (10' 2" x 12' 2") Master bedroom situated to the front of the property, single glazed wood window, Cast iron fireplace, picture rail.

## BEDROOM 2



2.87m x 3.43m (9' 5" x 11' 3") 2nd bedroom situated to the rear of the property, Cast iron fire place, cylinder cupboard, single glazed wood window.

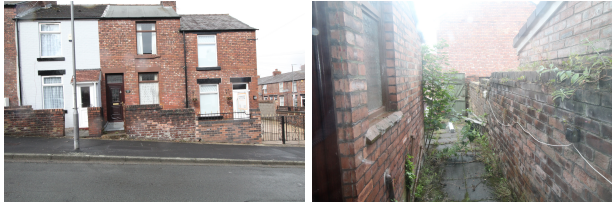
GROUND FLOOR

1ST FLOOR



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## EXTERNAL



To the front of the property is a small walled garden. to the rear is a walled yard 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