

Barrow & Cook Estate Agents

5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

Telephone

01744 23271



Clipsley Lane, Haydock

£120,000

Barrow and Cook bring to the market this 2 bedroom mid terrace property in Haydock, close to all local amenities, shops, schools, on the main bus route to St Helens town centre, Newton-le-Willows, Ashton in Makerfield. With easy access to the M6 and the East Lancashire Road for commuting to Liverpool & Manchester. The property comprises Vestibule, Hall, Lounge, Dining room, Kitchen, 2 Bedrooms, Wet room, Front garden, Rear yard with double gates.

- 2 BEDROOM MID TERRACE
- GAS CENTRAL HEATING
- PVC DOUBLE GLAZING
- FITTED KITCHEN WITH GRANITE WORKTOPS
- WET ROOM

HALL



2' 7" x 10' 11" (0.79m x 3.33m) Small vestibule with glazed door leading to :- Hall with ornate coved ceiling, central heating radiator.

LOUNGE



11' 9" x 11' 0" (3.58m x 3.35m) Lounge situated to the front of the property, PVC double glazed window with vertical Blind, Ornate coved ceiling and ceiling rose, central heating radiator, built in cupboard housing meters, key hole style archway leading to dining area.

DINING ROOM



12' 3" x 14' 8" (3.73m x 4.47m) Dining area situated at the rear of the property, PVC double glazed window with vertical blind, Adam Style fire surround with inset electric fire, coved ceiling, central heating radiator.

KITCHEN



6' 3" x 9' 4" (1.91m x 2.84m) Beautiful fitted kitchen with White high gloss units and contrasting work tops, Built in double oven, Gas hob and stainless steel and glass extractor hood, integrated washing machine, integrated Fridge /Freezer, tiled splash back and chrome sockets PVC panelled ceiling with downlights, PVC double glazed window with roller blind, PVC Double glazed rear door leading to yard.

BEDROOM 1



11' 9" x 15' 0" (3.58m x 4.57m) Master bedroom situated to the front of the property, 2x PVC double glazed windows with vertical blinds, Original Cast Iron fire place, coved ceiling, central heating radiator.

BEDROOM 2



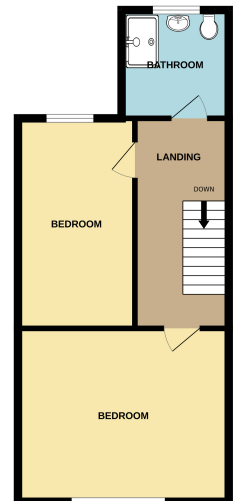
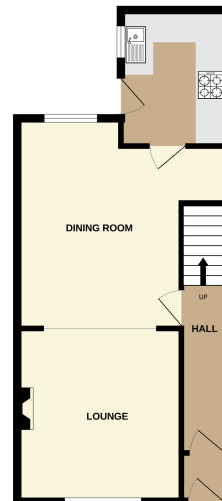
7' 4" x 14' 3" (2.24m x 4.34m) Bedroom 2 situate to the rear of the property, coved ceiling, Central heating radiator, PVC double glazed window with vertical blind, Loft hatch.



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 persoe the property.

GROUND FLOOR

1ST FLOOR



WET ROOM



6' 6" x 9' 6" (1.98m x 2.90m) Full wet room with non slip flooring, fully tiled walls, Electric shower, low level WC, pedestal wash basin, extractor fan, central heating boiler, storage cupboard housing boiler. PVC double glazed window with roller blind.

EXTERNAL



To the front of the property is a walled front garden area with Lawn & flower beds.

To the rear of the property a yard area with outbuilding, housing outside toilet, double rear gates giving access from the rear entry for car parking

'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