

Barrow & Cook Estate Agents

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Clover Hey, Offers in the Region of £219,950

Barrow & Cook are pleased to offer for sale this well maintained 3 bedroom semi detached property in the popular Haresfinch area of St Helens. Close to local schools, parks and local shops, also giving easy access to the East Lancashire Road for commuting to Liverpool and Manchester and within easy reach of the M6 Motorway. The property comprises of :- hall, lounge through dining room, kitchen, 3 bedrooms & bathroom, front and rear gardens. Driveway.

- MODERN SEMI DETACHED
- 3 BEDROOMS
- DOUBLE GLAZED WINDOWS
- CENTRAL HEATING
- FRONT AND REAR GARDENS
- VACANT POSSESSION

VACANT POSSESSION.

HALLWAY



PVC double glazed entrance door to hallway, central heating radiator, chrome light switches, oak effect laminate flooring, stairs leading to first floor also in oak effect laminate flooring.

THROUGH LOUNGE DINING ROOM



3.87m x 4.03m (12' 8" x 13' 3") PVC double glazed leaded bow window, white fire surround with inset living flame gas fire. Central heating radiator, ornate & coved ceilings with ceiling rose and centre light fitting, wall lights, chrome switches and sockets, oak effect laminate flooring, feature ornate arch leading to :- Dining Room
2.27m x 4.91m (7' 5" x 16' 1") Oak effect laminate flooring, ornate coved ceiling, chrome switches and sockets, Wall lights, central heating radiator, PVC double glazed french doors leading to rear garden.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guide statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No per: the property.

KITCHEN



2.39m x 4.82m (7' 10" x 15' 10") Kitchen with a range of wall and base units, integrated oven ,hob and chimney style cooker hood with stainless steel splash back, plumbed for automatic washing machine, single drainer stainless steel inset sink with mixer tap, central heating radiator, PVC double glazed leaded window, under stairs storage cupboard, PVC door leading to the rear garden.

LANDING



Landing with airing cupboard also housing Worcester Bosch Boiler, loft hatch, PVC double glazed leaded window.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as a guide to only prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BEDROOM 1



2.96m x 3.16m (9' 9" x 10' 4") Master bedroom situated to the front of the property, PVC double glazed leaded window, central heating radiator, chrome switches, coved ceiling with ceiling rose.

BEDROOM 2



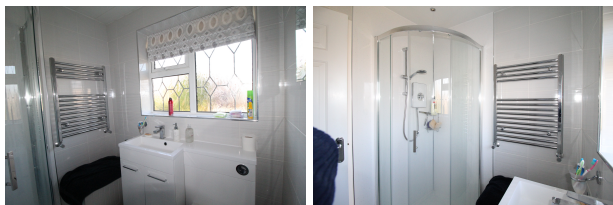
2.67m x 2.96m (8' 9" x 9' 9") Bedroom 2 situated to the rear of the property, PVC double glazed leaded window, central heating radiator, built in wardrobes, coved ceiling with ceiling rose.

BEDROOM 3



1.99m x 2.10m (6' 6" x 6' 11") Bedroom 3 situated to the front of the property, PVC double glazed leaded window, central heating radiator, coved ceiling with ceiling rose.

SHOWER ROOM



1.55m x 1.69m (5' 1" x 5' 7") Shower room with a white suite comprising of high gloss vanity unit housing low level W.C and wash basin. Quadrant shower cubicle with electric shower, fully tiled walls, chrome towel radiator, PVC panelled ceiling with spot lights. PVC double glazed leaded window, grey wood effect laminate flooring.

EXTERNAL



To the front of the property there is a flagged drive way and front garden area mainly laid to lawn with shrubs and flower beds. To the rear is a well kept fully fenced garden with lawn, shrubs and flower beds, patio area & garden shed, gate access to the front of the property.

'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