

Barrow & Cook Estate Agents

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St Helens, Merseyside

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Manville Street,

£99,000

Barrow and Cook bring to the market this 2 bedroom mid terrace property. The property is ideal starter home or for an investor it's an ideal location being within walking distance of St Helens hospital. Close to the local retail park for shopping also within walking distance of two parks. the property comprises of - lounge, kitchen diner, ground floor bathroom, 2 bedrooms, rear yard.

- 2 BEDROOM MID TERRACE
- GAS CENTAL HEATING
- PVC DOUBLE GLAZING
- NEW BATHROOM
- EXTENDED TO REAR
- ALARMED

LOUNGE



3.83m x 4.04m (12' 7" x 13' 3") Lounge situated to the front of the property, fire surround with electric inset fire, wall lights, central heating radiator, PVC double glazed window

KITCHEN/ DINER



3.6m x 5.84m (11' 10" x 19' 2") kitchen situated to the rear of the property with a range of wall and base units, inset single drainer stainless steel sink with mixer tap, Integrated oven ,hob ,hood. tiled splash back, plumbed for washing machine, down lights, Central heating radiator, PVC double glazed window, understairs storage.

ANTE SPACE

PVC Door leading to rear garden.



BEDROOM 1



3.82m x 3.12m (12' 6" x 10' 3") Master bedroom situated to the front of the property, central heating radiator, PVC double glazed window, Storage cupboard.

BEDROOM 2



3.12m x 2.88m (10' 3" x 9' 5") Bedroom 2 situated to the rear of the property, central heating radiator, PVC double glazed window, loft hatch, storage cupboard housing central heating boiler.

EXTERNAL



the front of the property is directly off the footpath. to the rear is a fully enclosed rear yard, out side tap, with gate access to the rear entry.

'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