

Barrow & Cook Estate Agents

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St Helens, Merseyside

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Ridgewood Drive, £175,000

Barrow and Cook welcome to the market this 3 bedroom semi detached in Sutton. Close to local schools, shops and bus route into St Helens town centre. Well presented and ideal for a FTB, family or investor to add to there portfolio. Comprising:- Ground floor - hallway, reception room, kitchen. First floor - 3 bedrooms and bathroom. Outside - front and rear gardens with off road parking for 2 vehicles.

- 3 BEDROOM SEMI DETACHED
- NO UPWARD CHAIN
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- BOARDED LOFT WITH LADDER & ELECTRICS
- ALARMED
- COUNCIL TAX BAND B

NO UPWARD CHAIN

GROUND FLOOR

HALLWAY



Gas central heating radiator.

RECEPTION ROOM



3.73m x 5.62m (12' 3" x 18' 5") Gas central heating, two double glazed windows, electric fire and surround, carpet and under stairs storage.

KITCHEN



3.03m x 3.72m (9' 11" x 12' 2") White wall and base units with 1.5 stainless steel sink with mixer taps. Tiled splash back, tiled floor and radiator. Patio doors leading to rear garden.

STAIRS AND LANDING



Loft hatch with electrics, ladder and loft insulation.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as 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.

FIRST FLOOR

BEDROOM ONE



2.74m x 3.20m (9' 0" x 10' 6") Built in wardrobes, radiator and double glazed window.

BEDROOM TWO



1.82m x 3.07m (6' 0" x 10' 1") Double glazed window and radiator.

BEDROOM THREE



2.16m x 1.73m (7' 1" x 5' 8") Double glazed window and radiator.

BATHROOM



1.85m x 1.82m (6' 1" x 6' 0") Walk in cubicle shower with rainwater shower, WC and sink. Part tiled walls, vinyl flooring, double glazed window and radiator.

OUTSIDE

FRONT AND REAR GARDENS



To the front - small lawn area, drive way for 2 vehicles. To the rear - nicely presented, split level garden with patio area, lawn, mature shrubs, trees and borders. Outside tap and security light.

'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

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