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Hamilton Road, Ashton-in-Makerfield

£225,000

Barrow and Cook welcome to the market this 3 Bedroom Semi Detached Dorma situated on Hamilton Road in the popular area of Garswood. The property sits on a very generous and private plot with mature gardens to the front and rear, with off road parking for multiple vehicles. This is a lovely family home offering opportunity to extend if desired. Situated within walking distance to an array of amenities including shops and schools along with excellent bus, rail and motorway links on the doorstep for commuting. The accommodation comprises:- Ground floor - Internal porch, hallway, reception room/diner, kitchen. First floor - 3 bedrooms and family bathroom. Outside - Front and rear gardens with off road parking for 4/5 vehicles.

- 3 BEDROOMED SEMI DETACHED DORMA
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- PARKING FOR MULTIPLE VEHICLES
- OFFERED WITH NO ONWARD CHAIN
- SITUATED ON A GENEROUS PLOT
- MATURE GARDENS TO THE FRONT AND REAR
- POTENTIAL TO EXTEND

NO UPWARD CHAIN

GROUND FLOOR

INTERNAL PORCH

PVC Door and double glazed window.

HALLWAY



Gas central heating radiator and storage cupboard.

RECEPTION ROOM



Through lounge with radiator, gas fire and surround, double glazed window. Coved ceiling and dado rail.

DINING ROOM



Patio doors leading into rear garden, radiator and coved ceiling.



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.

KITCHEN



Cream wall and base units with oven, hob and extractor fan. Stainless steel sink, tiled splash back, double glazed window and radiator. Door into rear garden.

FIRST FLOOR

STAIRS AND LANDING

Double glazed window and loft hatch.

BEDROOM ONE

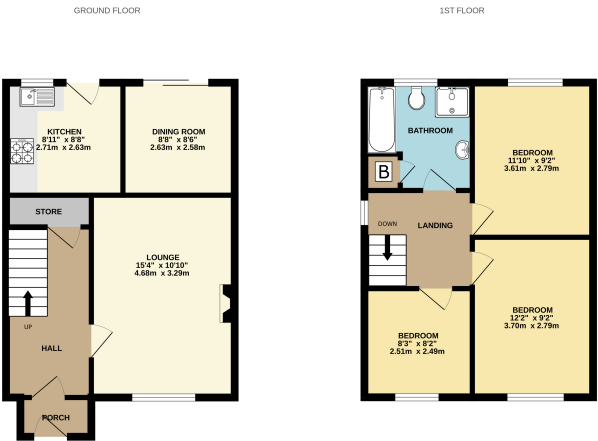


Positioned at the front of the property with built in wardrobes, radiator and double glazed window.

BEDROOM TWO



Double glazed window and radiator.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The contents, layout and dimensions shown here are not intended to be guaranteed. No liability for accuracy or efficiency can be given. Made with Blueprints 12/2021

BEDROOM THREE



Double glazed window, radiator and storage cupboard.

BATHROOM



White bath, wc and sink. Cubicle shower, part tiled walls, double glazed window, radiator and storage cupboard.

OUTSIDE

FRONT AND REAR GARDENS



To the front - good size front garden with off road parking for 4/5 vehicles. To the rear - patio area, lawn and shrub border. Gate access and outside water tap.

'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