

## Barrow & Cook Estate Agents

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## Queens Drive, Windle

offers in region of £220,000

Barrow and Cooke are delighted to offer for sale this extended 3 bedroom semi detached property on the popular Queens Drive area of Eccleston. The property is situated within easy access of the East Lancashire Road for commuting to Liverpool and Manchester also within easy reach of the M6 motorway. Close to local schools, shops, eateries, and the town centre being a short drive away. The property comprises:- Hall, 2x reception rooms, Kitchen, 3 Bedrooms, Bathroom, Front and rear Gardens, Drive, Garage.

- 3 BEDROOM SEMI DETACHED
- EXTENDED TO REAR
- FRONT AND REAR GARDENS
- GARAGE & DRIVEWAY
- CENTRAL HEATING & DOUBLE GLAZING
- 4 PIECE BATHROOM

HALL



1.43m x 3.82m (4' 8" x 12' 6") PVC Front door with side windows 2 x central heating radiators. dado rail, coving, understairs cupboard, meter cupboard.

RECEPTION 1



3.43m x 3.48m (11' 3" x 11' 5") large room situated to the front of the property, large square bay PVC double glazed window, central heating radiator, Glazed double doors leading to the 2nd reception room.

RECEPTION 2



3.03m x 5.19m (9' 11" x 17' 0") large 2nd reception room to the rear of the property, living flame gas fire set in Adam style fire surround, Wall lights, central heating radiator, PVC French doors leading to the rear garden.

KITCHEN



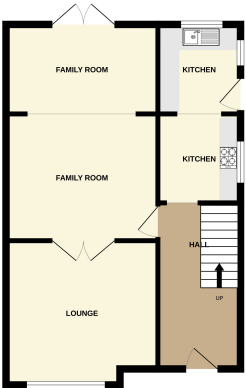
1.87m x 4.43m (6' 2" x 14' 6") Extended kitchen to the rear of the property, a range of wall and base units, gas cooker point, plumbed for automatic washing machine, Singe drainer stainless steel sink with mixer tap, extractor, Downlights, PVC double glazed window and rear door, central heating radiator..



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.

GROUND FLOOR

1ST FLOOR



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 correct, accurate and complete floor plan is shown in the plan and is not to be used for any other purpose. No liability is accepted for any error or omission.

## STAIRS & LANDING



Wood spindles to stairs and landing, PVC double glazed window, coving, wall light, loft hatch,

## BEDROOM 1



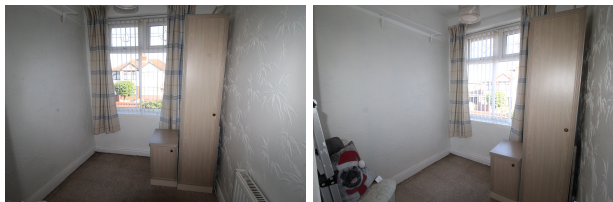
3.21m x 3.41m (10' 6" x 11' 2") Master bedroom situated to the front of the property, PVC double glazed window, central heating radiator, coved ceiling.

## BEDROOM 2



2.87m x 3.21m (9' 5" x 10' 6") Bedroom 2 situated to the rear of the property, PVC double glazed window, central heating radiator, built in storage cupboard.

## BEDROOM 3



1.75m x 1.87m (5' 9" x 6' 2") Bedroom 3 situated to the front of the property, PVC double glazed window, central heating radiator, dado rail.

## BATHROOM



1.67m x 3.96m (5' 6" x 13' 0") Extended bathroom, with 4 piece white suite, large walk in shower cubicle with electric shower, PVC wall panels, PVC panelled ceiling, Back to the wall WC and wash basin set in white gloss vanity unit, Panelled bath with mixer tap and hair rinse, part tiled walls, Down lights 2x central heating radiators, extractor, 2x PVC double glazed windows.

## EXTERNAL



To the front of the property is a driveway leading to the garage and gate to the rear garden, Lawn and shrubs.  
to the rear is a enclosed garden with lawn, Patio, raised decking area, 2nd patio area with summer house, mature shrubs.

### **'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