

**Barrow & Cook Estate Agents**

5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

**Telephone**

01744 23271



## Norton Grove, Thatto Heath

**£139,950**

Barrow and Cook welcome to the market this Extended 2 Bedroom end Mews in the popular area of Nutgrove. The property having a kitchen extension to the rear the property is ideal for a First Time Buyer, Family or Investor. Located within walking distance to the local shops, schools and Thatto Heath Train Station, along with being on the main bus route into St Helens Town Centre/Liverpool. The accommodation comprises:- Hall, Through lounge/Dining room, Kitchen 2 bedrooms, Bathroom Outside:- Front and rear gardens, Garage.

- 2 BEDROOM END MEWS
- EXTENDED TO THE REAR
- THROUGH LOUNGE/DININGROOM
- GAS CENTAL HEATING
- FRONT & REAR GARDENS
- GARAGE & DRIVEWAY

## LOUNGE



11' 0" x 12' 6" (3.35m x 3.81m) Lounge area to the front of the property with PVC double glazed Bay window with patterned glass top panels, living flame gas fire in cream surround with matching mirror, Wall lights, central heating radiator, coved ceiling, Archway leading to :-

## DINING ROOM



10' 6" x 14' 0" (3.20m x 4.27m) Dining Area, PVC double glazed window to the side of the property, understairs storage cupboard, coved ceiling, double doors with patterned glass panels leading to the Kitchen.

## KITCHEN



9' 2" x 10' 10" (2.79m x 3.30m) Extended kitchen to the rear of the property, with a range of wall and base unit, Granite work tops with upstands and underslung sink, built in oven & Hob, integrated washing machine, space for integrated fridge and freezer, 3x PVC double glazed windows, PVC double glazed rear door.

## BEDROOM 1



11' 0" x 14' 5" (3.35m x 4.39m) Master bedroom situated to the front of the property, large double room having recently been redecorated, PVC double glazed window leading to the quarter lights, central heating radiator, wall light, 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.

## BEDROOM 2



7' 7" x 10' 7" (2.31m x 3.23m) 2nd bedroom situated to the rear of the property, the room having recently been redecorated houses the central heating boiler, PVC double glazed window, central heating radiator,

## BATHROOM



5' 9" x 7' 0" (1.75m x 2.13m) Bathroom to the rear of the property comprises Sink and back to the wall low level WC set in white high gloss vanity unit giving plenty of storage, P shaped bath with shower over, mixer tap to bath, curved shower screen PVC panelled ceiling with downlights Chrome towel radiator.

## External



To the front of the property is a front garden with flower beds, shrubs, driveway leading to the side of the property leading to the garage.

Rear garden is paved with raised flower and shrub bed, concrete sectional garage with power and lighting, rear personal door, wrought iron gate. out side 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

## '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