

Barrow & Cook Estate Agents

5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

Telephone

01744 23271



Ledger Road, Haydock

£189,950

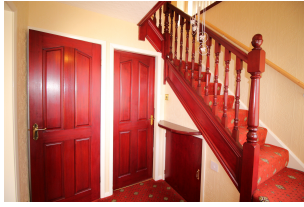
Barrow and Cook welcome to the market this 3 Bedroom Semi Detached Dormer situated in Haydock. Close to East Lancashire Road and Motorway network. Accommodation comprises:- Ground Floor - Hallway with Downstairs Cloaks, Lounge/Diner, Kitchen. First Floor - Three Bedrooms and Bathroom. Outside - Front and Rear Gardens with Off Road Parking and Garage.

- 3 BEDROOM SEMI DETACHED DORMER
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOW
- NO UPWARD CHAIN
- OFF ROAD PARKING FOR 3/4 VEHICLES
- GARAGE
- DOWNSTAIRS CLOAKS
- FRONT AND REAR GARDENS

NO UPWARD CHAIN

GROUND FLOOR

PORCH



2.50m x 2.29m (8' 2" x 7' 6") With storage cupboard, double glazed side window and radiator.

DOWNSTAIRS CLOAKS



0.72m x 1.65m (2' 4" x 5' 5") WC

RECEPTION/DINER



3.33m x 7.47m (10' 11" x 24' 6") Through room with patio doors overlooking the rear garden. 2 radiators, double glazed window and artexed 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



2.47m x 4.49m (8' 1" x 14' 9") Wall and base units with integrated oven with separate cooker. 1.5 stainless steel sink, plumbing for washing machine. Laminate flooring and door to rear garden.

FIRST FLOOR

STAIRS AND LANDING

With loft hatch, double glazed window and storage cupboard.

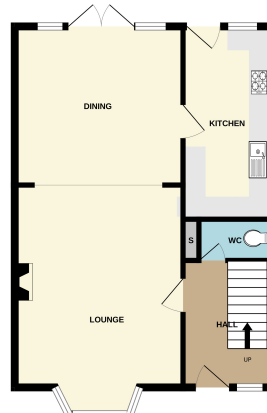
BEDROOM ONE



2.98m x 3.33m (9' 9" x 10' 11") Built in wardrobes, single radiator and double glazed window.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The measure, approx and appliances shown here are not intended and no guarantee is given for their accuracy or fitness for use in general. Made with Metshape 2.0.0.02

BEDROOM TWO



3.30m x 3.51m (10' 10" x 11' 6") Built in wardrobes and storage units. Double glazed window and radiator.

BEDROOM THREE



2.49m x 2.51m (8' 2" x 8' 3") Radiator and double glazed window.

BATHROOM



1.63m x 1.90m (5' 4" x 6' 3") Bath with shower over, wc, sink. Radiator and double glazed window.

OUTSIDE

GARDENS



Front gardens with off road parking for 4 vehicles and access to garage. Blocked paved driveway with decorative garden feature.

Rear garden with patio area 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