

Barrow & Cook Estate Agents

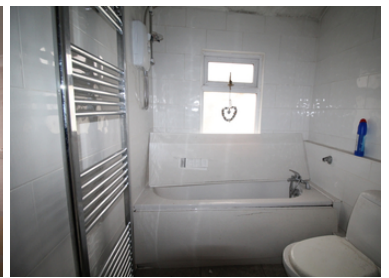
5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

Telephone

01744 23271



Knowsley Road,

£109,950

Barrow and Cook welcome to the market this 3 Bedroom Semi Detached. Local shops, supermarkets, leisure centre and St Helens town centre all within close proximity. In need of full refurbishment but with great potential the accommodation comprises:- Ground Floor - Two Reception Rooms and Kitchen. First Floor - Three Bedrooms and Bathroom. Outside - Front and Rear Gardens.

- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- NO UPWARD CHAIN
- FRONT AND REAR GARDENS
- 3 BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS

NO UPWARD CHAIN

GROUND FLOOR

RECEPTION ROOM ONE



4.07m x 4.12m (13' 4" x 13' 6") Double glazed window and radiator. Laminate flooring.

RECEPTION ROOM TWO



4.11m x 2.90m (13' 6" x 9' 6") Double glazed window and radiator. Laminate flooring.

KITCHEN



2.86m x 3.54m (9' 5" x 11' 7") Two double glazed windows, radiator, and laminate floor. Sink with mixer tap and door leading to rear garden.



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



4.13m x 2.93m (13' 7" x 9' 7") Located at the front of the property with double glazed window, radiator and storage cupboard.

BEDROOM TWO



3.25m x 3.08m (10' 8" x 10' 1") Double glazed window and single radiator.

BEDROOM THREE



2.94m x 1.64m (9' 8" x 5' 5") Double glazed window and single radiator.

BATHROOM



2.04m x 1.63m (6' 8" x 5' 4") White bath with shower over, WC and sink. Fully tiled walls and floor. Double glazed window and towel rail.

OUTSIDE

FRONT AND REAR GARDENS



Front Garden - Block paved pathway with grass area. Rear Garden - Good size rear garden.

'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