

Barrow & Cook Estate Agents

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St Helens, Merseyside

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Charles Street,

£105,000

Barrow and Cook welcome to the market this 2 bedroom terraced property. Ideal for first time buyer, small family or buy to let investor. In close proximity to St Helens Town Centre with shops, eateries, supermarkets and St Helens Central railway station. The accommodation comprises:- **Ground Floor** - porch, reception room, kitchen, anti space, ground floor bathroom and utility room. **First Floor** - 2 bedrooms. **Outside** - street line to the front and court yard garden to the rear.

- 2 BEDROOM MID TERRACE
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EXTENDED
- IDEAL FTB OR INVESTOR
- CLOSE TO THE TOWN CENTRE

NO UPWARD CHAIN

GROUND FLOOR

ENTRANCE PORCH

0.85m x 0.85m (2' 9" x 2' 9")

RECEPTION



3.62m x 4.22m (11' 11" x 13' 10") New laminate flooring, radiator and double glazed window.

KITCHEN



3.63m x 2.40m (11' 11" x 7' 10") Wall and base units with ceramic sink, tiled floor and window. Stairs to first floor.

ANTI SPACE



1.95m x 1.29m (6' 5" x 4' 3") Storage units, radiator and vinyl flooring.



Important Information: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do no statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm the property.

BATHROOM



1.61m x 1.89m (5' 3" x 6' 2") White WC, sink in vanity unit, jacuzzi bath with electric shower over. Tiled walls, vinyl flooring, single radiator.

UTILITY ROOM

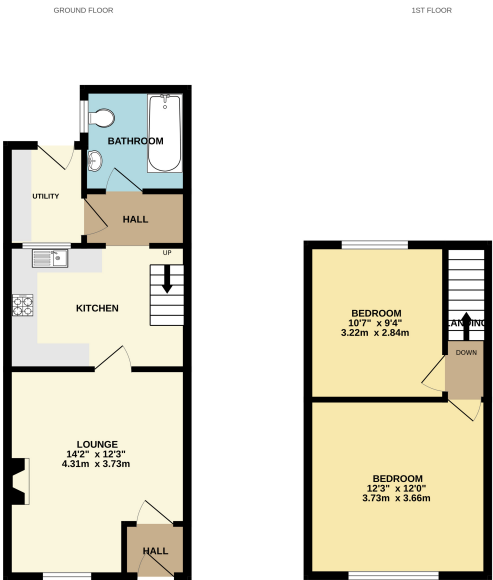


1.38m x 1.36m (4' 6" x 4' 6") Plumbing for washer/dryer, vinyl flooring and door leading to rear garden.

FIRST FLOOR

STAIRS AND LANDING

New carpet flooring.



We do not accept any liability for the accuracy of the information contained in this document. We do not accept any liability for the accuracy of the information contained in this document.

BEDROOM ONE



3.58m x 3.58m (11' 9" x 11' 9") New carpet, radiator and double glazed window.

BEDROOM TWO



3.08m x 2.73m (10' 1" x 8' 11") New carpet, double glazed window, single radiator and storage cupboard, housing the boiler.

OUTSIDE

GARDENS



Rear garden with storage shed and out building to include lighting and electric sockets. 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