



Woolacombe Avenue, Sutton Leach

£150,000

Barrow and Cook welcomes to the market this 3 bedroom semi detached property. Situated within easy reach of the M62 Motorway for commuting to Liverpool & Manchester, with access to local schools, shops and a bus route into St Helens Town Centre. The property comprises:- Ground Floor - hall, lounge, kitchen/dining room. First Floor - 3 bedrooms and family bathroom. Outside - front and rear gardens.

- CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- FRONT AND REAR GARDENS
- NOT OVERLOOKED TO REAR
- DRIVEWAY
- 3 BEDROOM SEMI DETACHED

LOUNGE



4.84m x 4.43m (15' 11" x 14' 6") Lounge situated to the front of the property with PVC double glazed bow window, central heating radiator, adam style fire surround with electric log burner effect fire. Wall lights, open plan stair case.

KITCHEN/DINER



4.43m x 2.46m (14' 6" x 8' 1") With a range of wall and base units, single drainer stainless steel sink with mixer tap, electric oven/gas hob and extractor hood, plumbing for automatic washing machine. Worcester central heating boiler, radiator, 2 x PVC double glazed windows, PVC door leading to the rear garden.

LANDING



Ranch style banister to the landing area, aluminium double glazed window, loft hatch.

BEDROOM 1



3.30m x 2.61m (10' 10" x 8' 7") Master bedroom situated to the front of the property, PVC double glazed window, central heating radiator.

BEDROOM 2

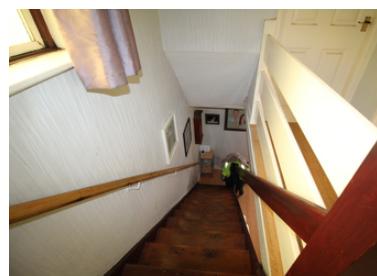


2.93m x 2.61m (9' 7" x 8' 7") 2nd double bedroom to the rear of the property, aluminium double glazed window, central heating radiator.

BEDROOM3



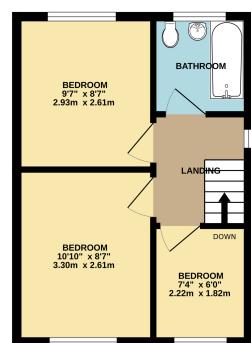
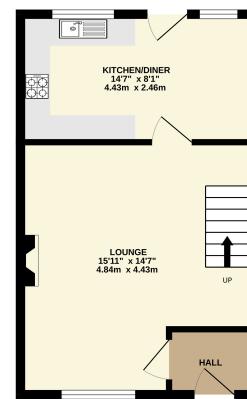
2.22m x 1.82m (7' 3" x 6' 0") Bedroom 3 situated to the front of the property, PVC double glazed window, central heating radiator, airing cupboard.



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. 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 here, measurements are approximate and must not be relied upon for structural calculations or floor area calculations. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The vendor and agent do not accept any responsibility for any errors or omissions. This plan has been drawn up from measurements taken and no guarantee as to the operability or efficiency can be given.

BATHROOM



Bathroom comprising of low level WC pedestal sink, bath with thermostatic shower, central heating radiator

EXTERNAL



To the front of the property there is a small garden area with shrubs along with a driveway leading down the side of the property giving parking for 1/2 vehicles. Garden to the rear of the property.

'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

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