

## Barrow & Cook Estate Agents

5-7 Victoria Square

St Helens, Merseyside

WA10 1HH

Telephone

01744 23271



## Knowsley Road,

## £139,950

Barrow and cook are delighted to offer for sale this 3 bedroom semi detached property, the property situated on Knowsley Road is in an ideal location for the local schools, shops and Taylor Park, also giving easy access to the East Lancashire road for commuting to Liverpool & Manchester. The property comprises:- Lounge, dining room, kitchen, down stairs cloak room, 3 bedrooms, bathroom, front and rear gardens, the rear garden giving access to off road parking via the rear entry.

- 3 BEDROOM SEMI DETACHED
- FRONT AND REAR GARDENS
- PVC DOUBLE GLAZING
- GAS CENTAL HEATING
- ALARMED
- OFF ROAD PARKING TO REAR



## HALL

Entered via PVC double glazed door, hall with stairs off and access to reception rooms.

## RECPETION ROOM 1



9' 11" x 14' 0" (3.02m x 4.27m) A very bright and airy Lounge situated to the front of the property, Large PVC double glazed window, central heating radiator, chimney breast with recess to feature.

## RECEPTION 2



13' 11" x 14' 0" (4.24m x 4.27m) Large room to the middle of the property, large PVC double glazed window, central heating radiator, fire surround.



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



8' 0" x 9' 11" (2.44m x 3.02m) Kitchen situated to the rear of the property, a range of base units, single drainer stainless steel sink unit, plumbed for automatic washing machine, gas cooker point, tiled splash back, tiled floor, 2x PVC double glazed windows

## GROUND FLOOR CLOAKS



2' 0" x 4' 11" (0.61m x 1.50m) downs stairs cloaks, low level WC, PVC double glazed window.



## BEDROOM 1



10' 0" x 11' 0" (3.05m x 3.35m) Master bedroom situated to the front of the property, PVC double glazed window, central Heating radiator, built in mirrored sliding door wardrobes.

## BEDROOM 2



10' 0" x 10' 10" (3.05m x 3.30m) 2nd double bedroom PVC double glazed window, Central heating radiator, central heating boiler, Radiator.

## BEDROOM 3



6' 11" x 9' 11" (2.11m x 3.02m) Bedroom 3 situated to the rear of the property, PVC double glazed window, central heating radiator.

## BATHROOM



4' 0" x 6' 0" (1.22m x 1.83m) Family Bathroom with 3 piece white suite comprising low level WC, Panelled bath with shower over, pedestal wash basin, with mirror above, 3/4 tiled walls to bath and sink area, PVC double glazed window, central heating radiator.

## EXTERNAL



to the front of the property is a small garden area mainly flagged with flower beds, to the rear is a patio area, flower beds, double gates giving car access from the rear entry.

### '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