

Barrow & Cook Estate Agents

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St Helens, Merseyside

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Peter Street,

Offers in Region of £165,000

Barrow and Cook are delighted to offer for sale this well maintained 3 bedroomed detached property, the property is situated close to the town centre giving easy access to Asda, shops, bars and restaurants, the local park and leisure centre. With the East Lancashire road being within easy reach for commuting to Liverpool and Manchester. The property comprises :- Porch, Hall, Lounge, Dining Kitchen, 3 Bedrooms Bathroom, Low maintenance rear garden, Driveway to the front of the property.

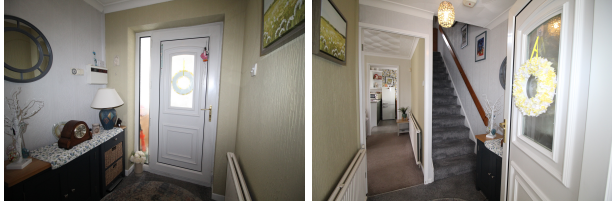
- DETACHED PROPERTY
- 3 BEDROOMS
- GAS CENTAL HEATING
- PVC DOUBLE GLAZING
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING

PORCH



1.35m x 2.91m (4' 5" x 9' 7") PVC front door leading to Porch, 2 x PVC double glazed windows, tiled floor.

HALL



1.71m x 1.82m (5' 7" x 6' 0") PVC front door with side window panel leading to the hall, central heating radiator, and heating controls, coved ceiling, stairs leading to the first floor.

LOUNGE



3.77m x 4.34m (12' 4" x 14' 3") Lounge to the front of the property, 2x PVC double glazed window, PVC patio doors leading to the garden, coved ceiling, central heating radiator, Marble Fire surround, with inset electric fire.



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/DINER



2.65m x 4.91m (8' 8" x 16' 1") Kitchen/diner with a range of white wall and base units with contrasting work tops, oven, hob & extractor hood, 1.5 bowl stainless steel inset sink with mixer tap, plumbed for automatic washing machine, tiled splash back, under stairs cupboard, central heating radiator, 2x PVC double glazed windows, PVC rear door leading to garden.

BEDROOM1



2.57m x 3.71m (8' 5" x 12' 2") Master bedroom situated to the front of the property 2x PVC double glazed windows central heating radiator, coved ceiling, 2 large built in cupboards 1 of which houses the central heating boiler.

BEDROOM 2



2.57m x 2.60m (8' 5" x 8' 6") Bedroom 2 to the rear of the property, PVC double glazed window over looking the rear garden

BEDROOM 3



1.86m x 2.84m (6' 1" x 9' 4") Bedroom 3 situated to the side of the property, PVC double glazed window, coved ceiling, loft hatch.

SHOWER ROOM



1.70m x 2.84m (5' 7" x 9' 4") Shower room with white high gloss vanity unit housing a low level WC and sink with storage below, walk in shower cubicle with electric shower, chrome towel radiator, mirrored bathroom cabinet, fully tiled walls and floor, panelled ceiling with down lights and shower extractor light..

EXTERNAL



To the front of the property is a paved driveway area with double wrought iron gates. A beautiful low maintenance fully enclosed rear garden with a central shrub area Flagged all around with a raised decking seating area to one end and a screened area to the other end of the garden that's flagged and houses the garden shed.

'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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