



**28, Rydal Grove, Haresfinch, WA11 9NL**

Asking Price £230,000

*David  
Davies* *Collection*





## 28, Rydal Grove, Haresfinch, WA11 9NL

- EPC: C
- Council Tax Band: D
- Leasehold - 922 Years Remaining
- Four Bedrooms
- Three Spacious Reception Rooms
- Private Rear Garden Not Overlooked
- Recently Built Full Ground Floor
- Full Double Extension To The Side Shower Room
- Extended To The Rear
- No Chain

David Davies Sales and Lettings Agent are delighted to bring to market this large four-bedroom semi-detached property with no onward chain. The property has been extended at the side and rear making this the perfect property for growing families or first-time buyers eager to personalise their new home. The property offers close proximity to local amenities, bus links, the A580 East Lancs Road, well-regarded schools, and Haresfinch Park.

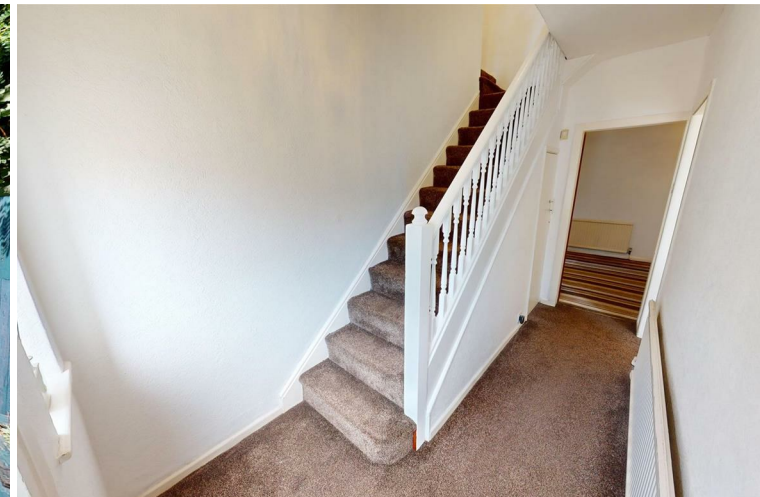
To the ground floor we have; entrance hallway, three large reception rooms, kitchen and recently built shower room. The ground floor is a truly impressive size and has scope to be opened up and made into your dream home with a real open plan living feel to it..

To the first floor we have a rarity in three double bedrooms and a spacious fourth bedroom, three of which have the beautiful view of the woodland at the rear. The extension bedroom has fitted wardrobes. There is scope to knock through one, to create an ensuite bathroom, as the origin plumbing is still in place from the old bathroom extension. The first floor is completed by the four-piece family bathroom suite with a separate shower.

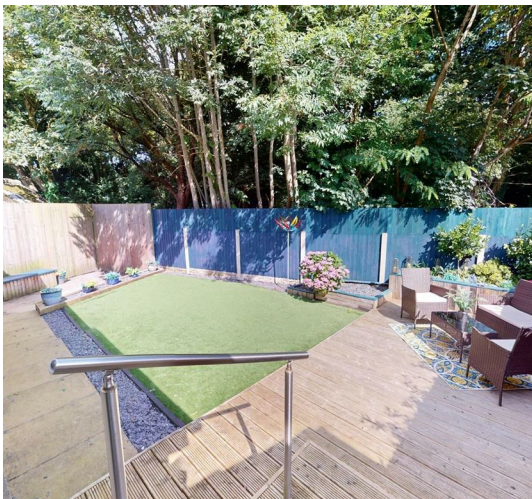
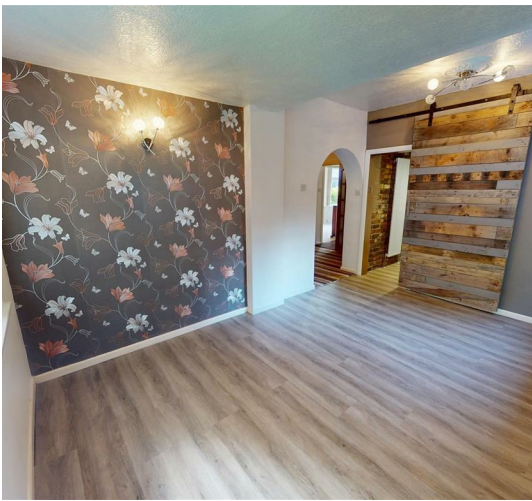
Externally, the property benefits from a spacious driveway which is able to accommodate four cars, making this perfect for the family fleet. There is an integral garage at the front for all your storage needs.

To the rear, is a stunning private rear garden with AstroTurf laid to lawn. Additionally, the patio area provides a great space to host family and friends on those summer nights. There is a gate that provides access to the side yard where there is an additional outbuilding.

EPC: C









GROUND FLOOR

1ST FLOOR



Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Paul Davies*

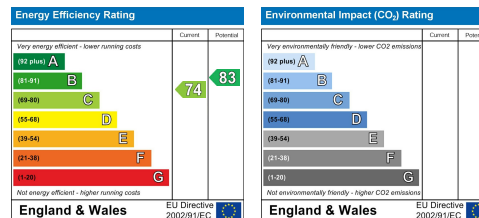
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