



4, Haweswater Avenue, Haydock, WA11 0EL

Asking Price £175,000

*David
Davies* *Collection*

4, Haweswater Avenue, Haydock, WA11 0FI

- EPC:E
- Council Tax Band:B
- Freehold
- Semi Detached Property
- Two Reception Rooms
- Good Sized Kitchen With Plenty Of Storage Cupboards
- Conservatory
- Three Bedrooms
- Garage And Driveway
- Gardens To The Front And Rear

David Davies Sales And Lettings Agent are delighted to welcome to the sales market this three bedroomed Semi detached property on the rarely available sought after area of Haydock, on Haweswater Avenue.

Conveniently located just off Leigh Road and Clipsley Lane, Haydock, this spacious property is well placed for all Haydock amenities including local Schools, shopping area to include a local Tesco and transport links to St Helens and Ashton centres, A580 East Lancashire Road to Liverpool and Manchester and the M6 Motorway.

The property briefly comprises; Entrance porch, hallway with access to the stairs, open planned living area which provides space for a seating and dining area. There is a conservatory to the rear which provides access to the private garden and the large kitchen with integrated appliances completes the ground floor.

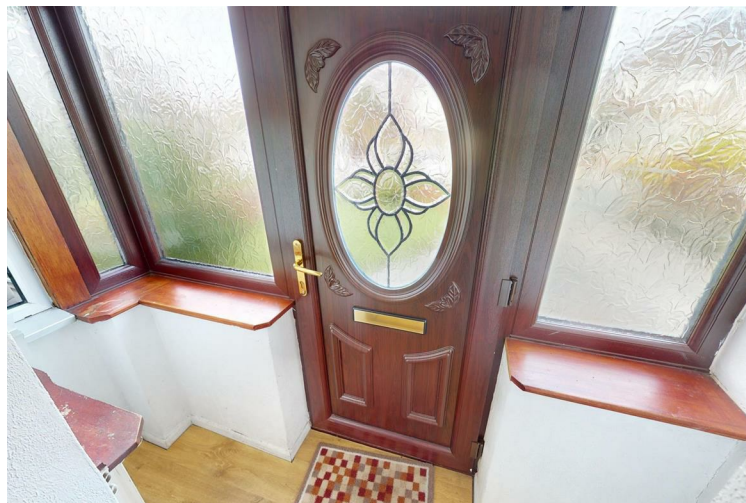
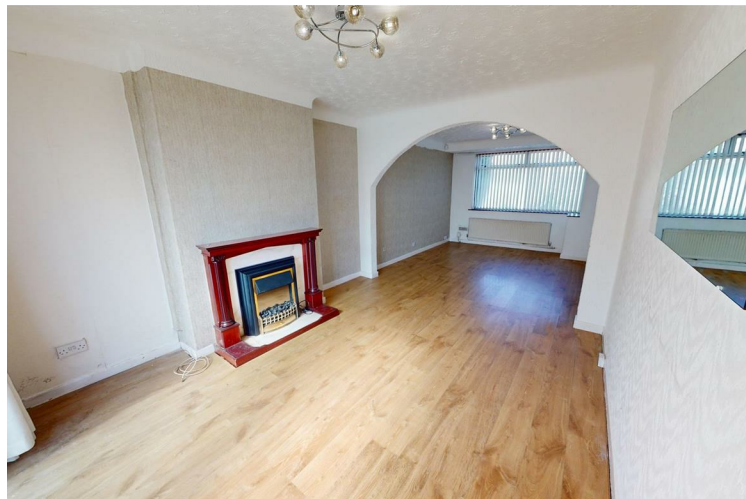
To the first floor there are three bedrooms, two of which are comfortable doubles. The family bathroom completes the first floor.

The front of the property offers a neat garden frontage with surrounding walls and driveway parking for two cars.

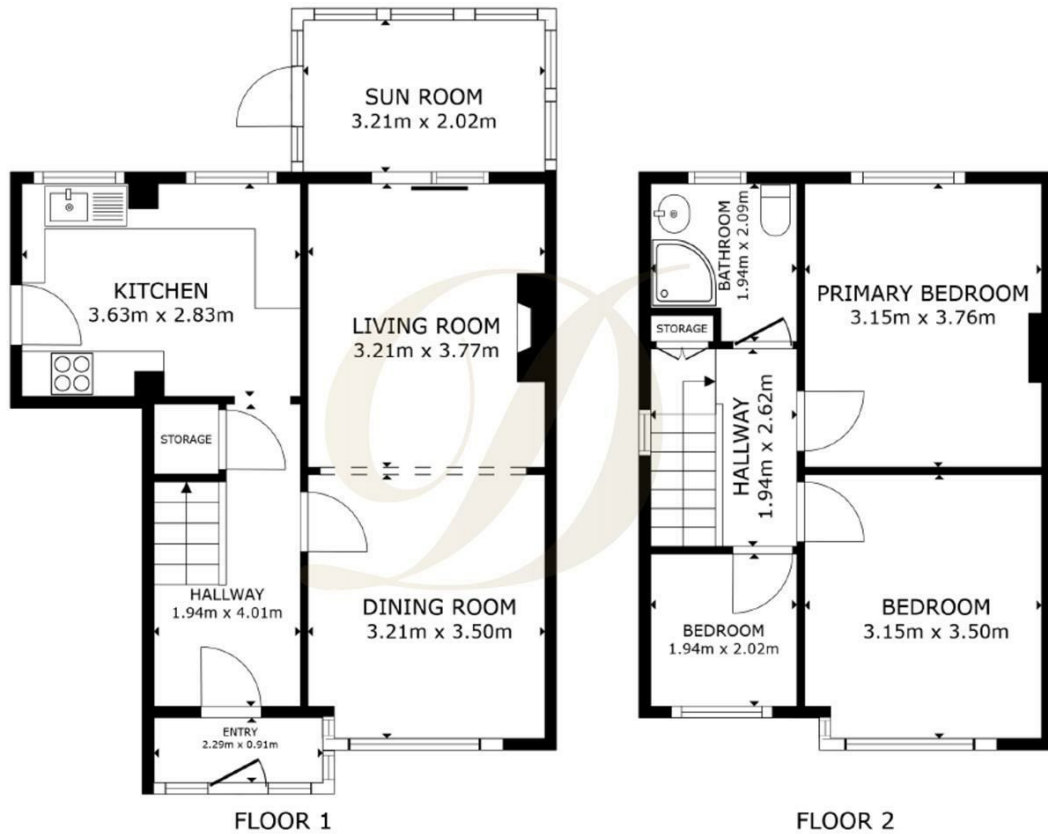
The rear garden has a paved area and low maintenance garden. It is very private making this the perfect spot for entertaining family and friends, enjoying the British summertime.

The garage can be accessed from here and provides plenty of space for all your storage needs.

EPC:E







David Davies

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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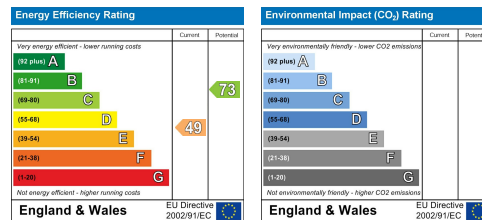
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