



**5, Sycamore Avenue, Haydock, WA11 0JP**

**£180,000**

**David  
Davies** Collection





## 5, Sycamore Avenue, Haydock, WA11 0JP

- EPC:D
- Council Tax Band: B St Helens
- Semi Detached Property
- Extended Kitchen
- Modern Family Bathroom
- Freehold
- No Chain
- Two Reception Rooms
- Three Bedrooms
- Great Location

David Davies Sales & Lettings is delighted to welcome to market this wonderful extended three bedroomed semi-detached property, situated on Sycamore Avenue which is well known for its excellent public transport links, nearby schools, and local amenities.

The ground floor briefly comprises; Entrance porch, spacious lounge, which has a real open planned feel and is perfect for entertaining guests with space for a dining area. The lounge leads to a well-equipped kitchen which has been extended to the side of the property.

The kitchen leads through to an additional reception room which is currently being used for additional storage.

To the first floor is a total of three bedrooms. Two of these are generous double bedrooms, one of which has fitted wardrobes. The first floor is completed by the modern family bathroom.

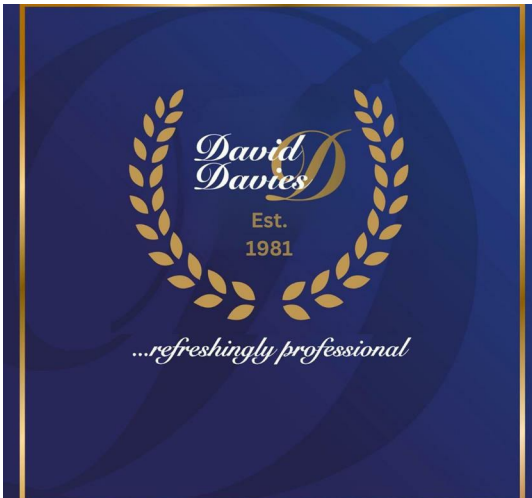
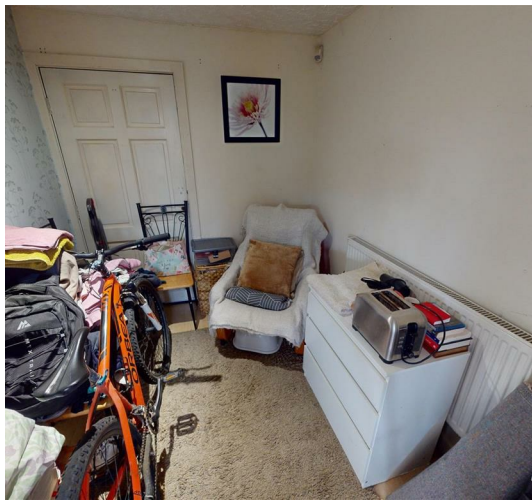
Externally, to the rear of the garden we have a brilliant rear garden. There is turf laid to lawn and patio area perfect for a seating area and hosting guests on those summer nights.

To the front, the property has a driveway providing off-street parking.

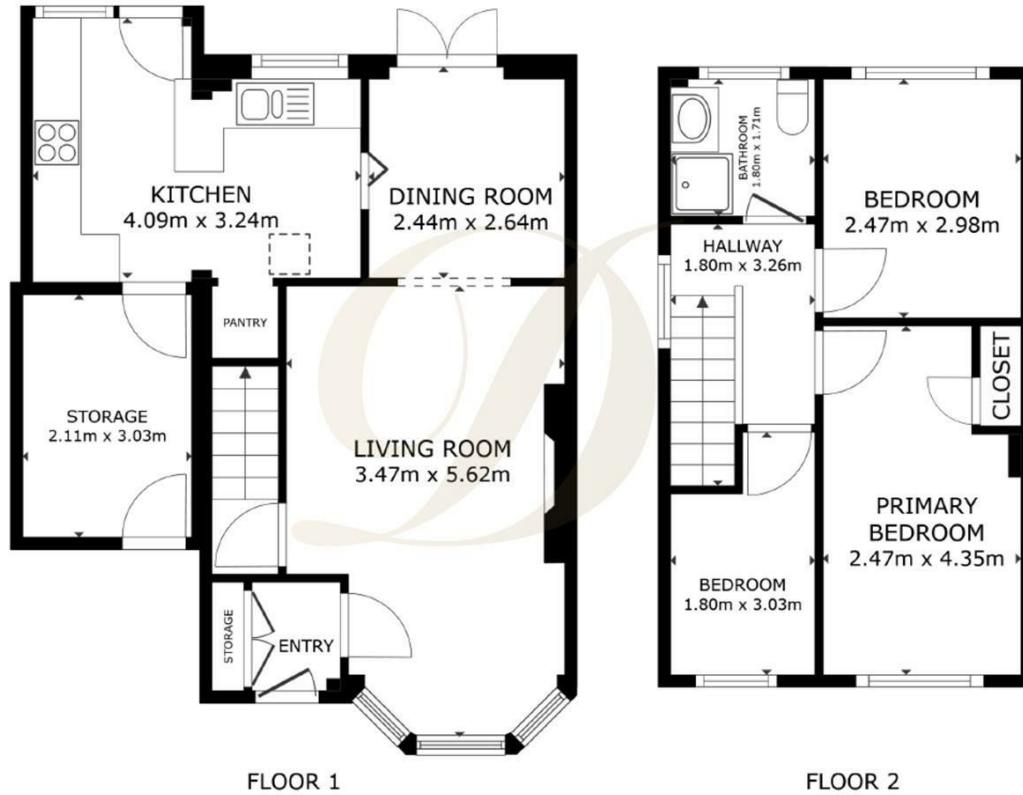
EPC:D











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*David Paul Davis*

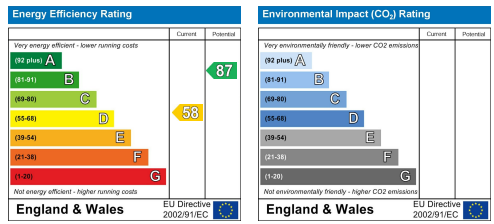
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