



76, Grange Valley, Haydock, WA11 0TB

£210,000

*David
Davies* Collection

76, Grange Valley, Haydock, WA11 0TB

- EPC: C
- Freehold
- Beautifully Decorated Throughout
- Open Planned Living
- Off Road Parking
- Council Tax Band: A
- Three Bedroomed Semi Detached Property
- Brand New Kitchen & Shower Room
- Spacious Low Maintenance Rear Garden
- Bay Fronted Windows

David Davies Sales & Lettings are delighted to welcome to the sales market this beautiful, well presented three bedroomed semi detached property, on Grange Valley in the heart of Haydock.

The property has been completely modernised throughout and briefly comprises; spacious living room, through to the open planned brand new kitchen diner which incorporates integrated appliances including oven. Onto the rear of the property is the large conservatory which overlooks the private rear garden.

To the first floor the landing provides access to two generous double bedrooms and a single bedroom. The bedroom to the rear has stunning farmland views also. The recently renovated shower room completes this floor.

To the front of the property is a driveway for at least two cars so no need to worry about off road parking.

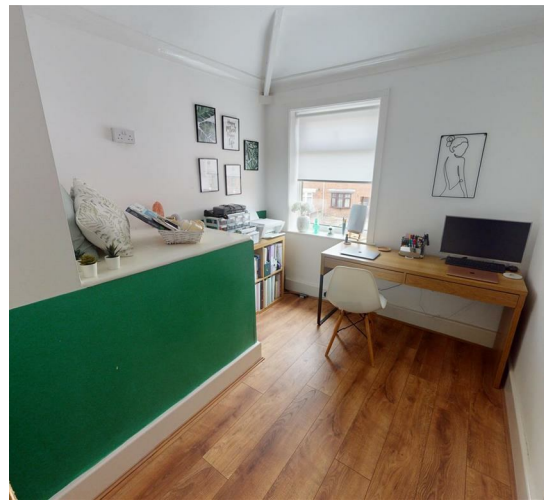
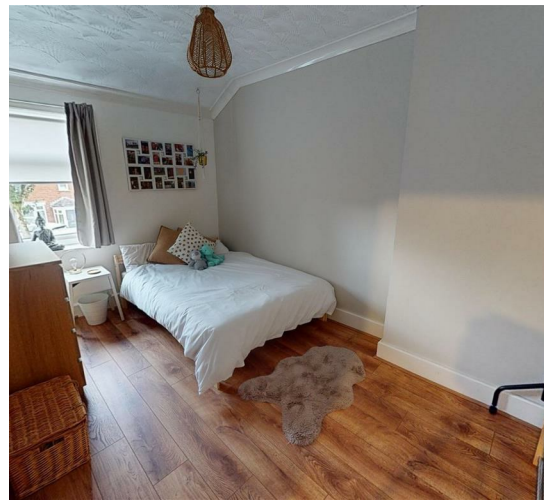
To the rear is a large flagged area, perfect for hosting family and friends in those summer months. Additionally there is a detached garage for all your storage needs.

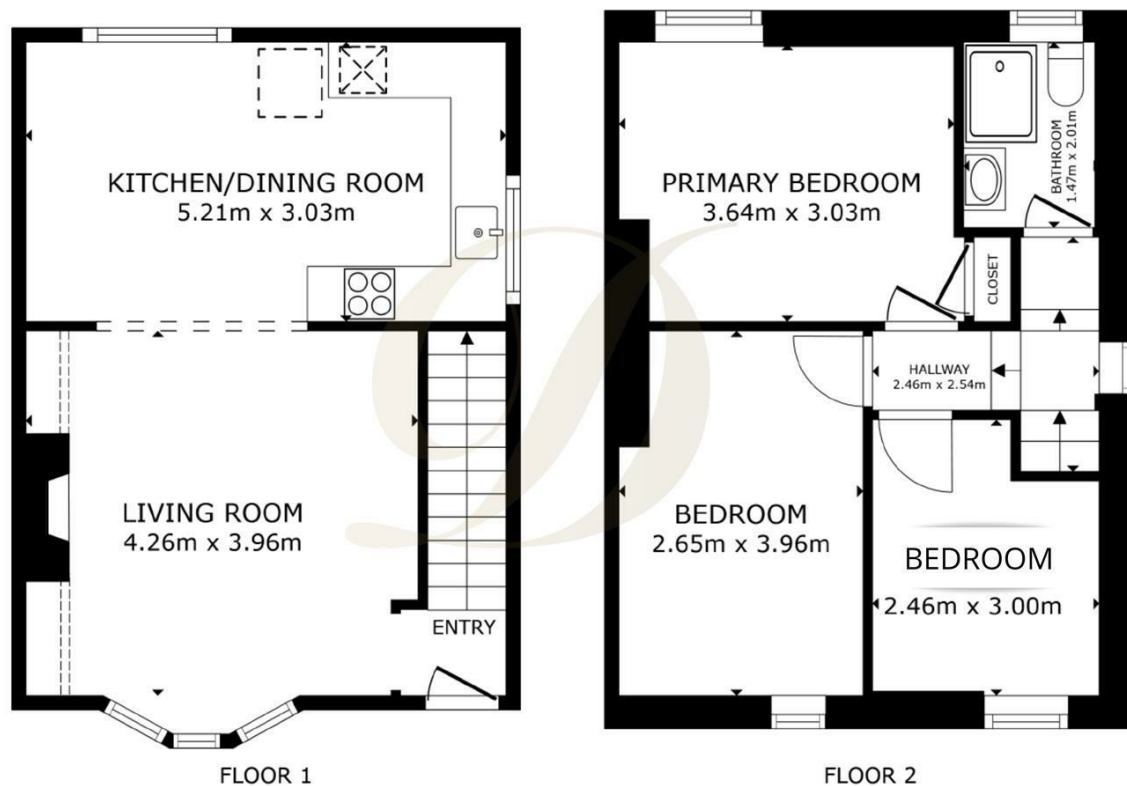
The property currently benefits from the use of a piece of land (which is land locked) to the rear of the garden. A nominal annual fee is payable. Any interested parties are advised to seek legal advice on this matter.

This stunning home is close to local amenities and is in an excellent location for commuters. It has easy access to the East Lancashire Road and the M6

EPC: C







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 Davies

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

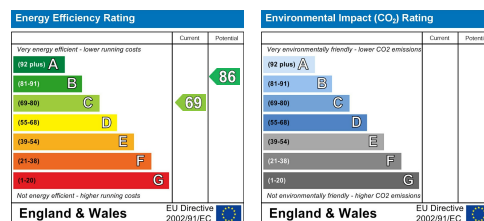
ALLISONS

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

For life's meaningful moments



Information on tenant permitted fee's can be accessed via the link below
www.daviddaviesestateagent.co.uk/tenant
22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk