



99, Holly Road, Haydock, WA11 0JT

£220,000

*David
Davies* **D** *Collection*



99, Holly Road, Haydock, WA11 0JT

- EPC:D
- Council Tax Band:B
- Rear Extension
- Ground Floor Shower Room
- Stunning Farmland Views
- Freehold
- Four Bedroom Semi Detached Property
- Modern Kitchen Diner
- Private Rear Garden
- Driveway Parking For Two Cars

David Davies Sales & Lettings is delighted to welcome to market this stunning four bedroom semi detached home, which has been extended at the rear.

The property is perfect for a family looking for that additional space and extra bedroom.

The ground floor comprises; Spacious lounge with modern centre fireplace, through to the beautiful modern kitchen with integrated appliances and plenty of space for dining.

The ground floor has been extended and has the added benefit of a ground floor double bedroom with large shower room en-suite.

To the first floor are three good sized bedrooms. The back bedroom overlooks onto the wonderful farmland views at the rear of the property. The shower room has been completely modernised and completes the first floor.

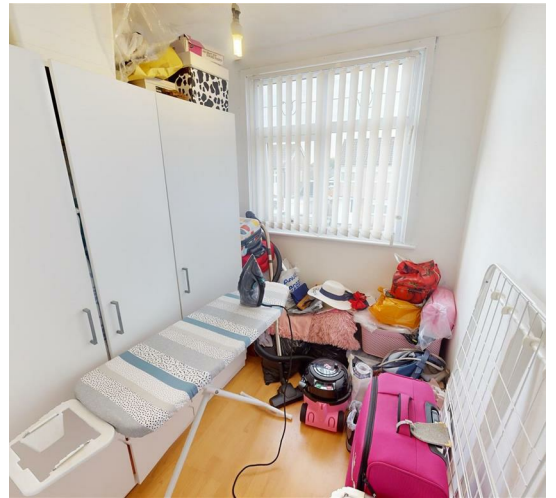
To the front of the property is driveway parking for multiple vehicles meaning there is ample space for the full family fleet.

Towards the rear we have a raised garden with planted borders, turf laid to lawn and patio area, proving the perfect space for hosting friends and family on those summer months whilst taking in the breath-taking views.

The location is brilliant and offers access to great schools, shops & amenities. It also boasts excellent transport links to Liverpool & Manchester via the A580 East Lancashire road network.

EPC:D







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

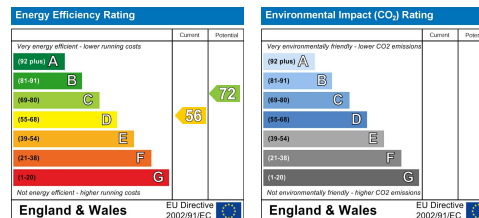
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make 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.

For life's meaningful moments

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.



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