



348, Church Road, Haydock, WA11 0LG

Offers Over £165,000

*David
Davies*  *Collection*



348, Church Road, Haydock, WA11 0LG

- EPC:D
- Council Tax Band :B
- Freehold
- Semi Detached Property
- Spacious Reception Room
- Fitted Kitchen With Diner Island
- Family Bathroom With Double Walk In Shower
- Three Bedrooms
- Driveway For Three Cars
- Potential To Extend

David Davies Sales & Lettings is delighted to welcome to market this stunning three bedroom semi detached property with 'No Chain' on Church Road, Haydock. The property boasts plenty of land and is set a good distance back from the road.

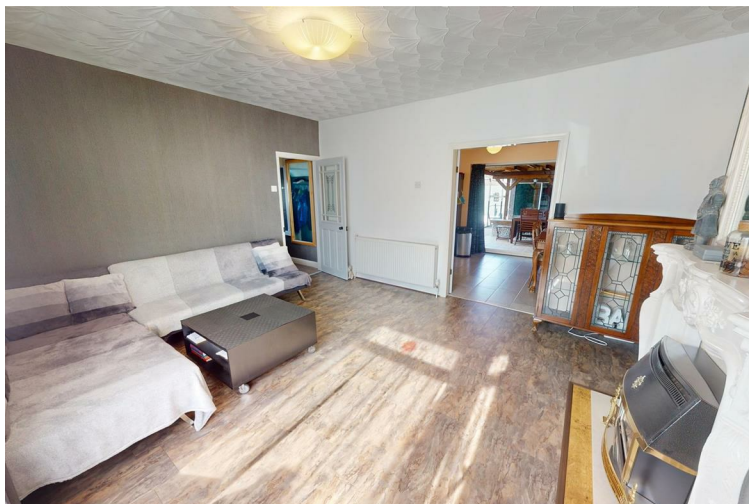
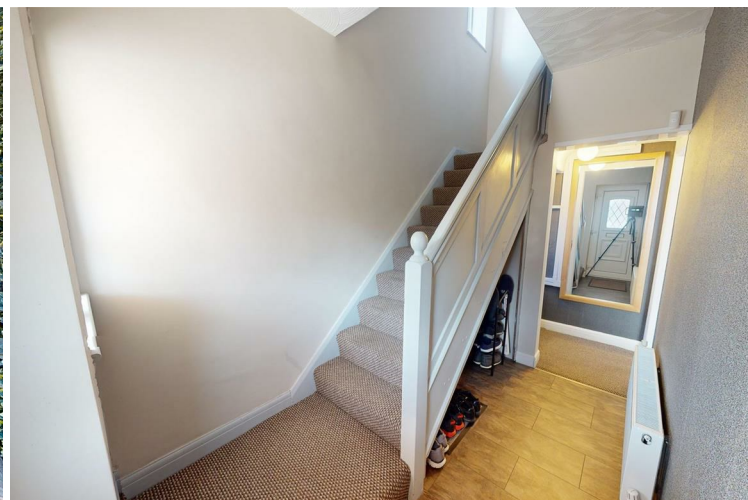
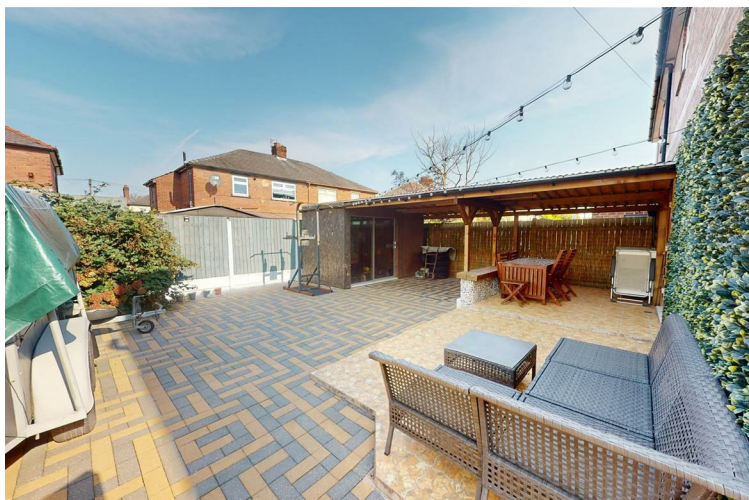
The property benefits from double glazing and central heating. To the ground floor is; Entrance porch, hallway, large living room with bay fronted windows and open plan kitchen diner with patio doors opening up onto the impressive rear courtyard.

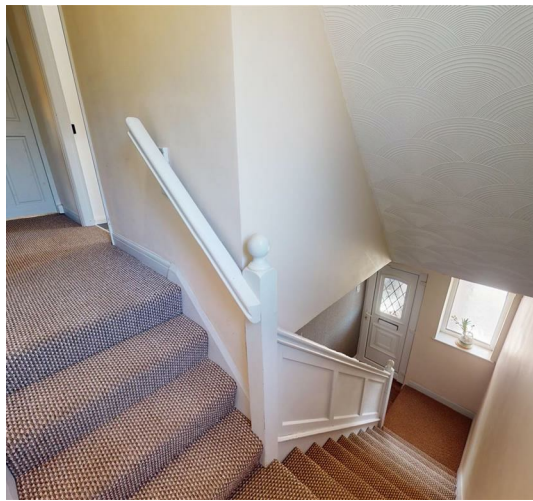
To the first floor is three good sized bedrooms, two of which are easy doubles and one with stunning fitted wardrobes. The highlight of the first floor though is the huge, modern, four piece family bathroom.

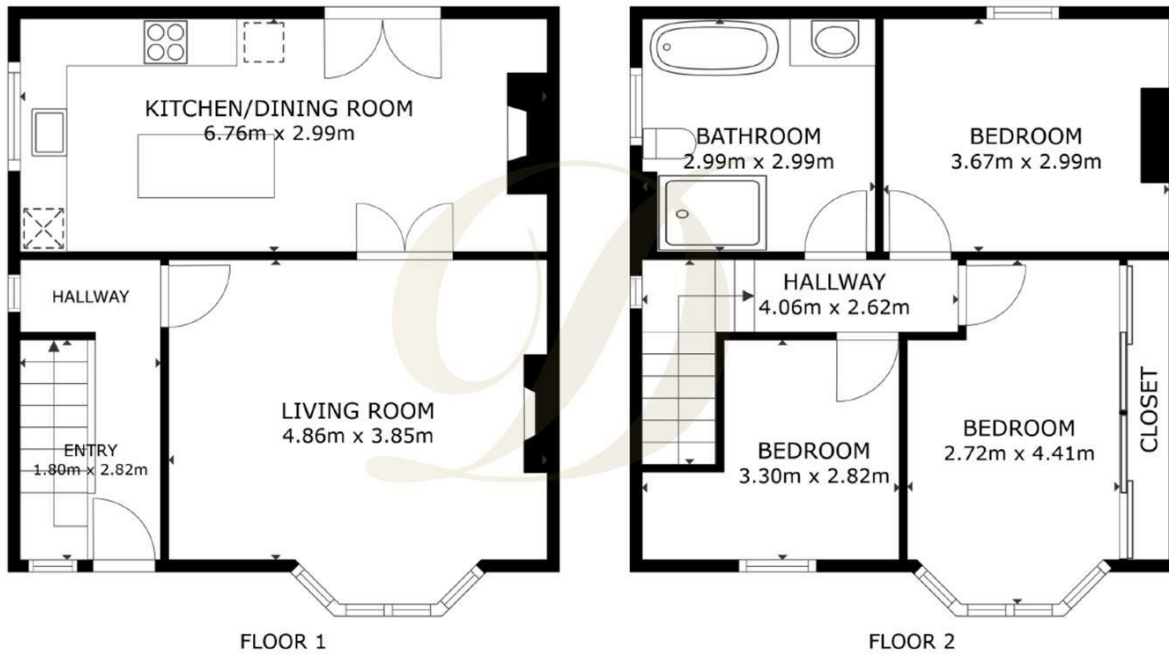
To the front, the forecourt can fit several cars making parking no issue at all. Beyond the gates to the side and the rear is additional space for parking or ready to be utilised however you desire. There is a canopy to the rear also, making this the perfect space to host friends and family on those summer nights. There is also the option for a charging point for your electronic vehicle.

Church Road is just off the East Lancashire Road in a popular and well-established residential area close to local amenities, Haydock Race Course, schooling and good transport links.

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.

David Paul Davis

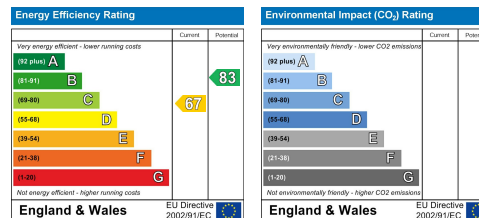
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make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

