



7, Clipsley Crescent, Haydock, WA11 0UH

Asking Price £250,000

*David
Davies* *Collection*



7, Clipsley Crescent, Haydock, WA11 0UH

- EPC: C
- Council Tax Band: B
- Two Reception Rooms
- Fully Boarded Loft With Hatch And Ladders
- Four Bedrooms
- Leasehold - 939 Years Remaining
- Extended Semi Detached Property
- Modern Kitchen With Dining Space
- Ground Floor W.C
- Off Road Parking

David Davies Sales & Lettings is delighted to welcome to market this stunning four bedroomed semi-detached home situated on the desirable Clipsley Crescent, Haydock. The property has been modernised throughout and boasts a double-story extension to the side perfect for those looking for additional space.

To the ground floor is; Entrance porch which leads off into both reception rooms, which gives the additional space to have two sitting rooms. The large living room provides access to the first floor and to the rear of the property where we have a beautiful modern kitchen with integrated appliances, solid work surfaces and plenty of storage solutions. Additionally, there is a breakfast bar and separate space for your own dining area. The rear of the property can be accessed through the patio doors and the ground floor is completed by the recently renovated and ultra modern cloakroom W.C.

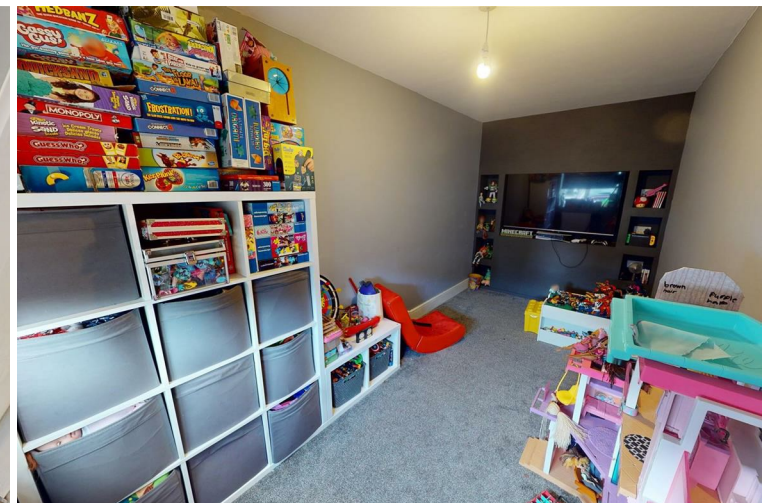
To the first floor are four generously sized bedrooms, three of which are comfortable doubles and some offer fitted wardrobes saving up on more space. One of the highlights of this immaculate home is the brand new luxury four piece family bathroom. This has been done to the highest quality like the rest of this home.

To the front of the property we have offroad parking with the large driveway, fit for multiple vehicles and the added bonus of a composite door for that added security.

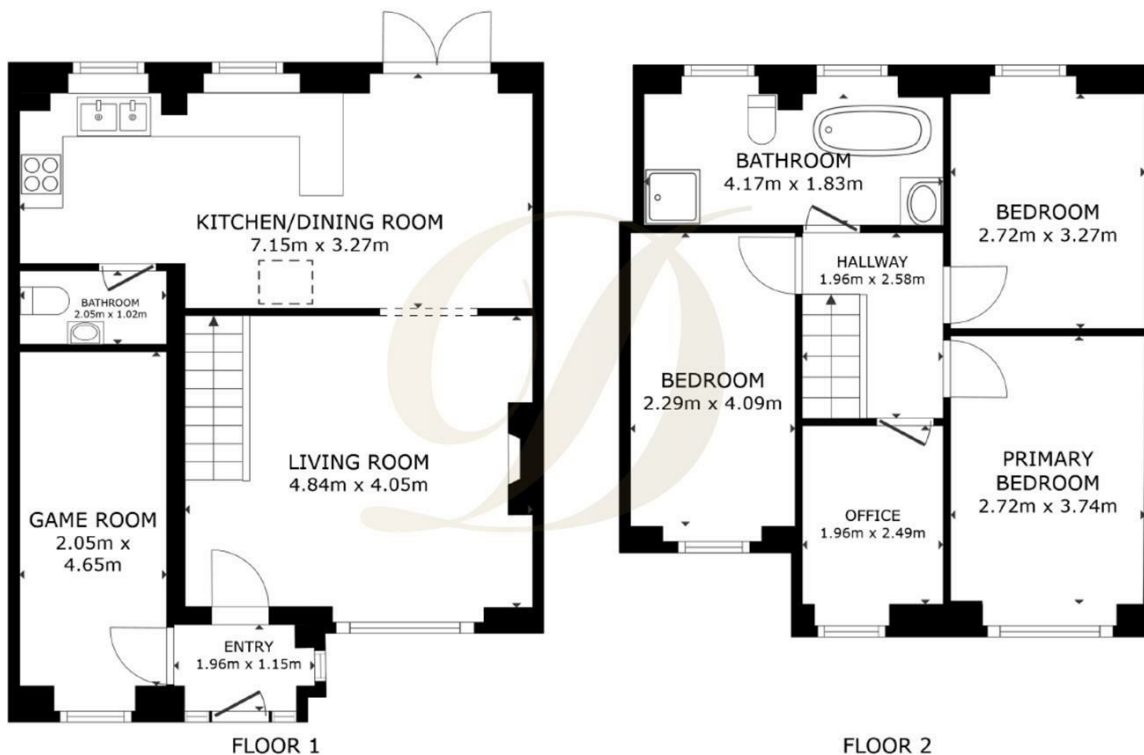
To the rear of the property we have artificial grass laid to lawn, perfect for those looking for something low maintenance. Additionally, there is a garden shed for all your storage needs and a lovely decking area, where you would have your seating furniture ready to host and entertain family and friends on those summer months.

The property is located close to the A580 East Lancashire Road and within easy reach of St Helens ton centre and the M6 motorway. There are a number of good local schools within easy reach and a host of local amenities close by.

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

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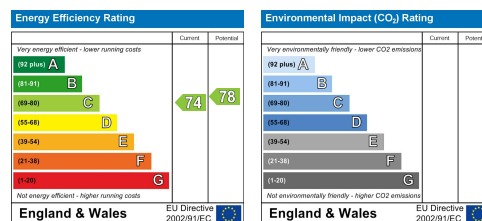
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