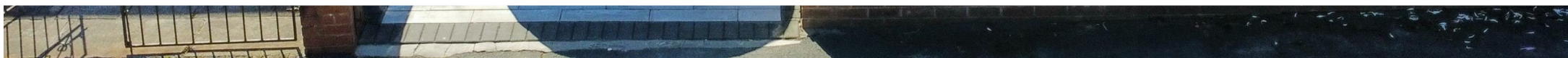




42, Clipsley Crescent, Haydock, WA11 0UH

£195,000

*David
Davies* *Collection*



42, Clipsley Crescent, Haydock, WA11 0TH

- EPC: D
- Council Tax: B - St Helens
- Leasehold - 938 Years Remaining
- Semi Detached Property
- Two Reception Rooms
- Good Sized Kitchen
- Three Bedrooms With Fitted Wardrobes To Master Bedroom
- Family Bathroom With Shower Over Bath
- Off Road Parking
- Close To Local Amenities

David Davies Sales & Lettings Agent are delighted to present this extended three-bedroom semi-detached home, offering spacious and well-designed living accommodation, perfect for families or first-time buyers.

The ground floor begins with an entrance hallway, leading into a bright and airy living room, which flows seamlessly into the dining area, creating a fantastic open-plan space for relaxing and entertaining. The rear extension houses the kitchen, featuring a modern layout with a breakfast bar, providing the perfect setting for casual dining and meal preparation.

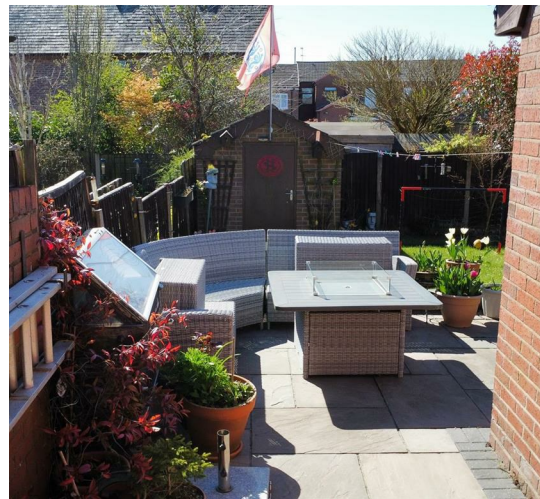
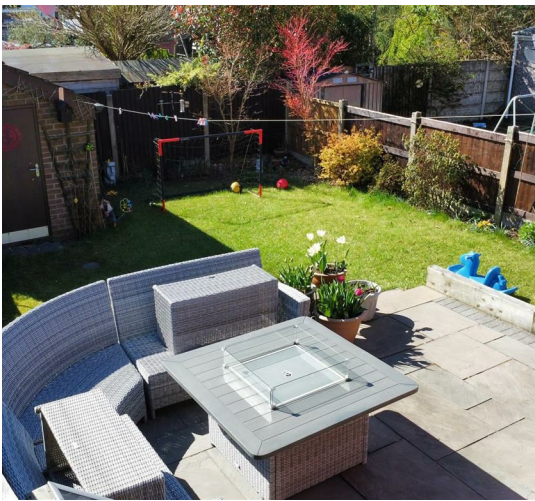
To the first floor, the property boasts three well-proportioned bedrooms, two of which are generous doubles with fitted wardrobes, offering excellent storage solutions. A family bathroom completes the floor, providing a functional and stylish space.



Externally, the front of the property benefits from a driveway with parking for one car, complemented by a low brick wall for added security. The rear garden is a real highlight, featuring a higher-level flagged patio area for seating, which steps down to a lawned garden, offering a great outdoor space for relaxation and play.

Situated in a popular residential location, this home is close to local schools, transport links, and amenities, making it an ideal choice for those looking for a comfortable and well-located family home.

EPC: D

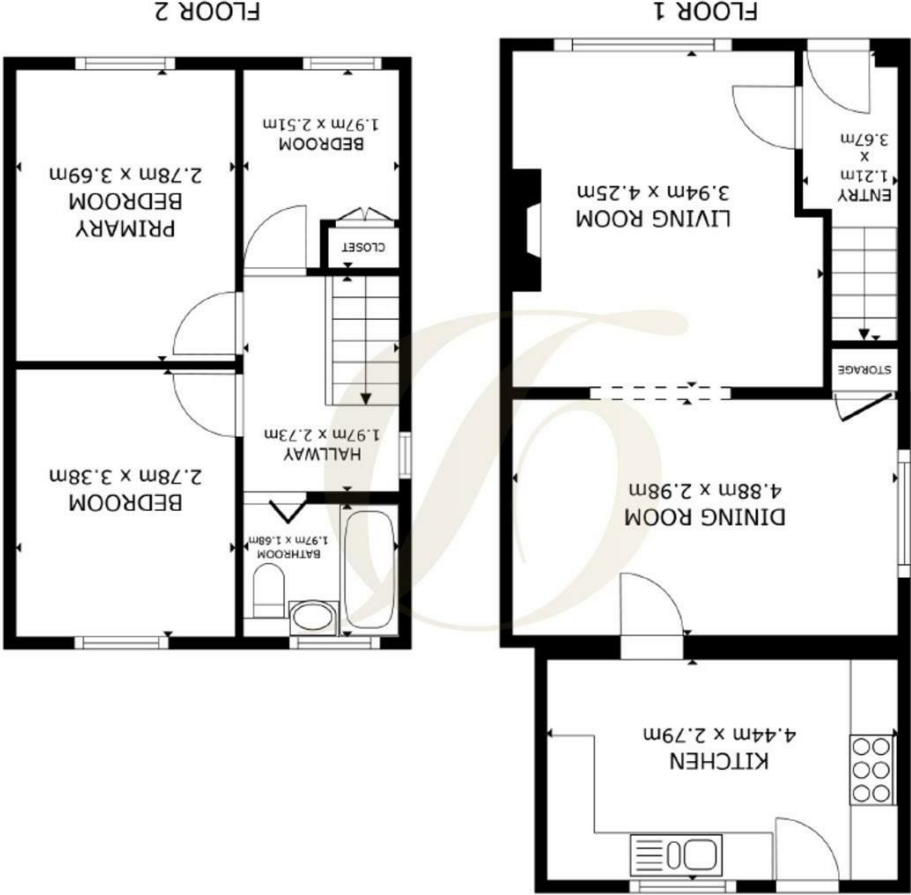




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David Davies






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Energy Efficiency Rating

Energy Rating	Very energy efficient - lower running costs	Very energy efficient - higher running costs
A	92-100	81-91
B	81-91	71-80
C	69-80	55-70
D	55-68	45-54
E	45-54	35-44
F	35-44	25-34
G	25-34	1-24




EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating

Environmental Impact Rating	Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
A	1-10	11-20
B	11-20	21-30
C	21-30	31-40
D	31-40	41-50
E	41-50	51-60
F	51-60	61-70
G	61-70	71-80

EU Directive 2002/91/EC

Information on tenant permitted fees can be accessed via the link below

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