



**10, Homestead Avenue, Haydock, WA11 0ND**

**Offers Over £155,000**

*David  
Davies* Collection





**10, Homestead Avenue, Haydock, WA11 0NN**

- EPC: TBC
  - Leasehold - 818 Years Remaining
  - Modern Throughout
  - Kitchen And Dining Area With Kitchen Island
  - Sun Room
- Council Tax Band: A - St Helens
  - End Terraced Property
  - Open Plan Living Area
  - Two Double Bedrooms
  - Private Garden And Not Overlooked

David Davies Sales & Lettings Agent are proud to present this immaculately presented two-bedroom semi detached home, situated in a quiet and popular residential area of Haydock. This stylish and welcoming property has been finished to a high standard throughout, offering modern open-plan living and is truly ready for someone to move straight into.

The ground floor accommodation begins with an entrance vestibule and hallway, leading into a bright and spacious front living room – a cosy yet elegant space ideal for relaxing. The real showstopper lies to the rear of the home, where you'll find a stunning open-plan kitchen and dining area, complete with a central kitchen island, sleek cabinetry, and French doors opening out onto the rear garden. Adjacent to this, a sun room provides additional living space, perfect as a reading nook, garden room or casual seating area, with patio doors also leading outside. A modern ground floor WC adds further convenience.

To the first floor are two generously sized double bedrooms, both beautifully presented and flooded with natural light. The standout feature upstairs is the luxurious four-piece family bathroom, boasting a contemporary design with freestanding bath, separate shower, WC, and vanity sink unit – a real retreat for relaxing.

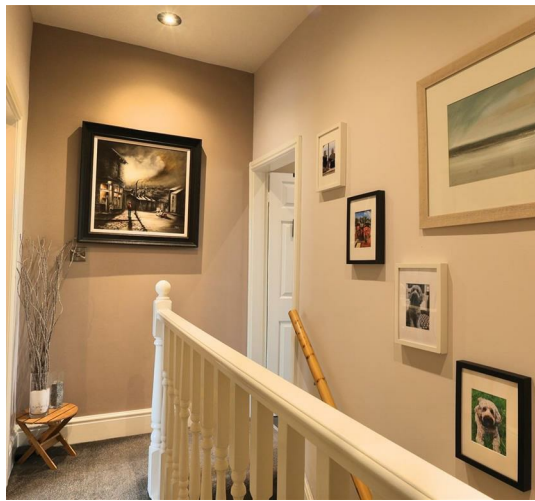
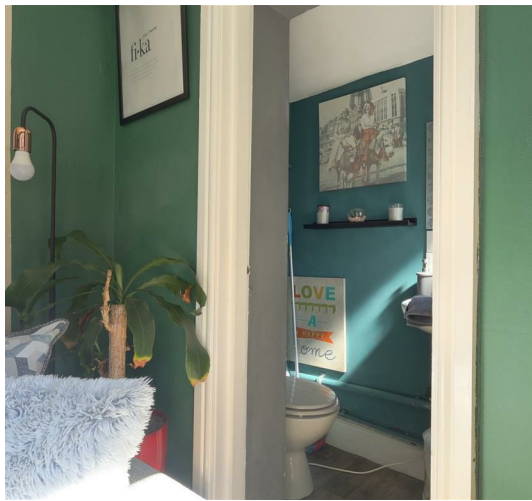
Externally, the rear of the property offers a peaceful and private garden space, with no properties overlooking from behind. It has been lovingly maintained and is a true haven for garden lovers, with plenty of room for outdoor seating and entertaining.

Located close to excellent transport links, local amenities, and schools, this home is perfectly suited for first-time buyers, young professionals, or those looking to downsize in comfort and style.

EPC: TBC









# Floorplan To Follow





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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