



378, West End Road, Haydock, WA11 0AY

Offers Over £125,000

*David
Davies* *Collection*



378, West End Road, Haydock, WA11 0AY

- EPC: TBC
- Council Tax Band: A
- Tenure: Leasehold
- Two Bedroom Terraced Property
- Renovated Throughout
- Rendered To The Front
- New Windows & Doors
- Modernised Bathroom & Kitchen
- Double Bedrooms
- Excellent Transport Links

David Davies Sales & Lettings are delighted to bring to market this beautifully refurbished two-bedroom mid-terraced home, located in a popular residential area of Haydock, offering style, comfort, and practicality—ideal for first-time buyers, downsizers, or investors alike.

Having undergone extensive refurbishment over the past year, this charming property now boasts exceptional curb appeal, with a fresh full render to the exterior and a brand new composite front door and windows that immediately catch the eye. The improvements continue throughout the home, including a new boiler, a contemporary fitted kitchen, and a stylish shower room—making this a truly turnkey opportunity.

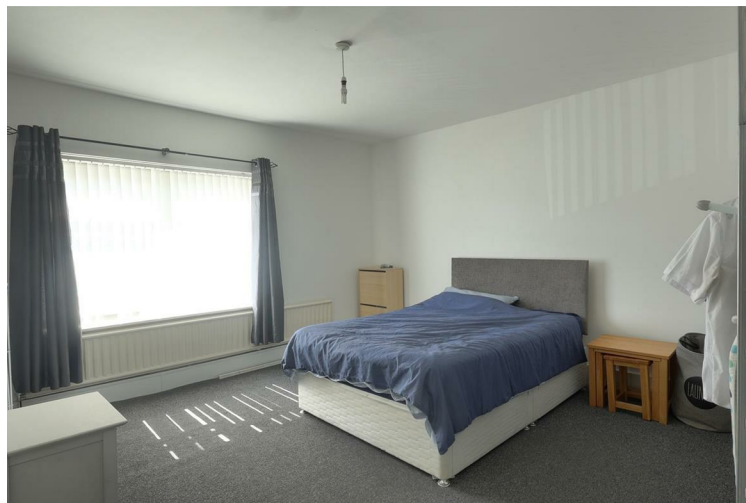
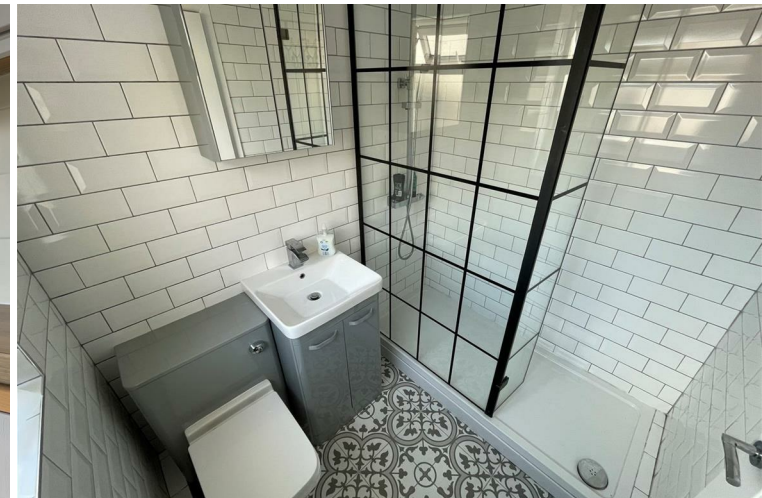
Internally, the property offers a well-balanced layout. Upon entry, you are welcomed into a bright and inviting lounge—perfect for relaxing after a long day. A separate reception room provides a formal space for entertaining, family meals, or could serve as a versatile home office or snug.

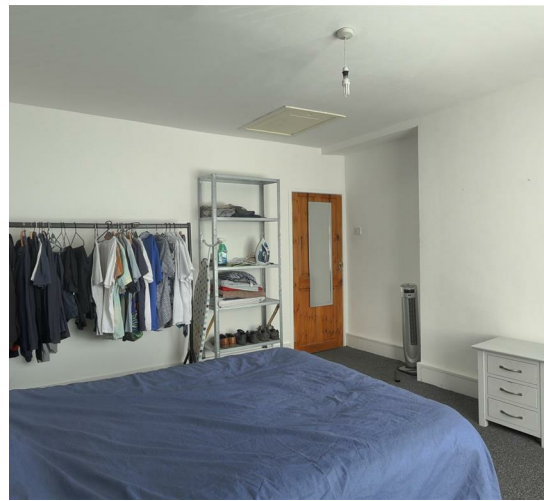
The sleek galley-style kitchen has been fully modernised, featuring a range of contemporary wall and base units, integrated appliances, and stylish worktops—ideal for any home cook. The ground floor is completed by a beautifully upgraded bathroom, finished with modern tiling and fitted with a walk-in shower, low-level WC, and washbasin.

To the first floor, the accommodation continues to impress with two generously sized double bedrooms, both offering comfortable and spacious living quarters with ample room for storage and furnishings.

Externally, the rear yard offers a private and secure outdoor space, with the added benefit of secure alley gates, making it ideal for storing bins or enjoying a sunny afternoon. The low-maintenance front garden is attractively pebbled, adding to the property's neat appearance, while on-street parking is conveniently available directly in front.

EPC: TBC





Floorplan To Follow



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David Davies

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

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

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22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
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