



52, Avondale Road, Haydock, WA11 0HJ

£255,000

*David
Davies* Collection

52, Avondale Road, Haydock, WA11 0HJ

- EPC: C
 - Leasehold - Information To Be Confirmed By Solicitor
 - Two Reception Rooms
 - Family Bathroom And Ground Floor W.C
 - Three Bedrooms
- Council Tax Band: St Helens - C
 - Detached Property
 - Large Kitchen With Integrated Appliances
 - Conservatory
 - Detached Garage And Private Driveway

David Davies Sales & Lettings are delighted to bring to the sales market this deceptively spacious three-bedroomed detached property, situated on the ever-popular Avondale Road in Haydock. Offered with NO ONWARD CHAIN, this home is perfectly suited for families or those looking to upsize, all while being ideally located for convenience and connectivity.

Positioned close to well-regarded local schools, a range of supermarkets, bars, and restaurants, and offering excellent commuter access via the East Lancashire Road (A580) to both Liverpool and Manchester, this property enjoys the best of both worlds—peaceful residential living with everything you need within a close proximity.

The ground floor comprises a welcoming entrance hall leading into a large, bright lounge offering ample space for family relaxation. An open dining room with archway into the kitchen creates a seamless and sociable layout, perfect for hosting and daily living. The kitchen itself offers generous worktop and storage space, complemented by a separate utility room, ideal for keeping appliances and laundry tucked away. Completing the ground floor is a convenient WC and a useful under-stairs storage cupboard.

To the first floor are three well-sized bedrooms, two of which are generous doubles with fitted wardrobes, offering excellent storage and comfort. A three-piece family bathroom with a clean, neutral finish serves all bedrooms.

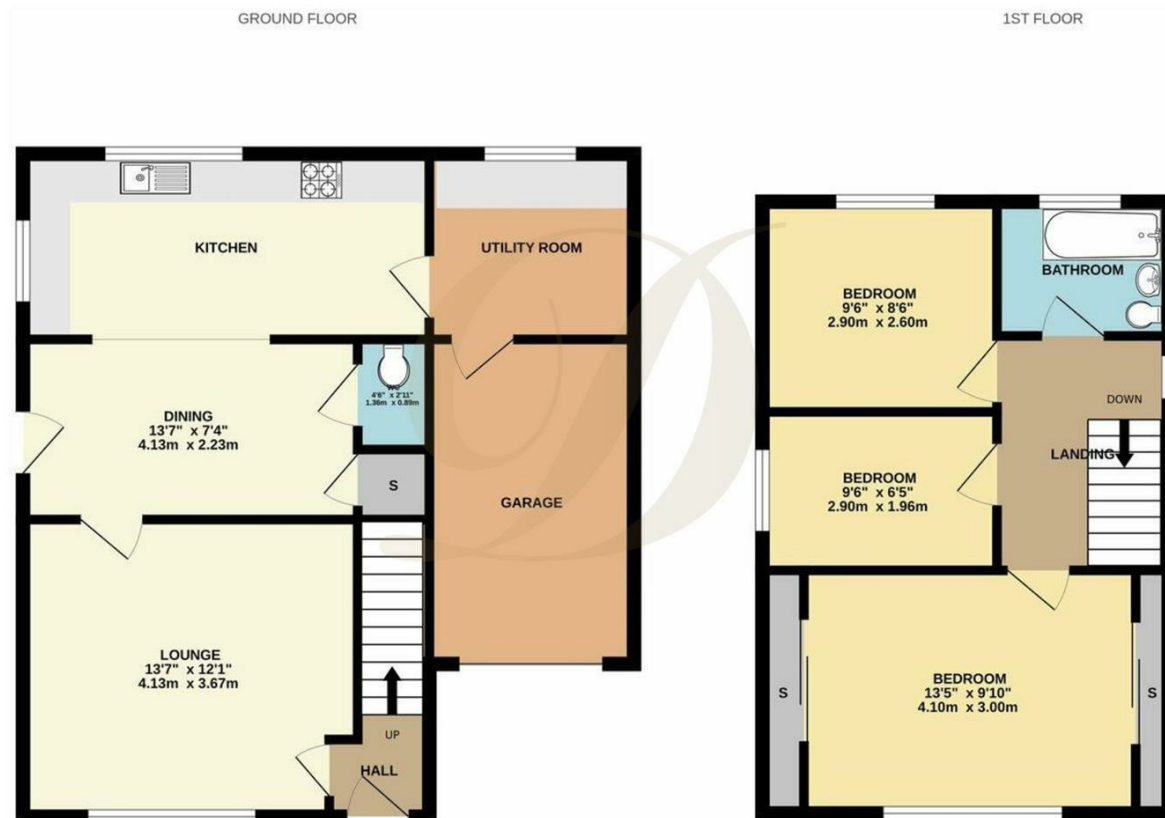
Externally, the property is garden-fronted with a driveway for two vehicles, providing off-road parking and access to the integral garage. To the rear is a surprisingly spacious and low-maintenance garden, which benefits from a detached conservatory—an ideal spot for year-round enjoyment or a home office/garden retreat. The garden extends beyond the initial visible line, with mature bushes concealing additional space and backing onto a private field with tall trees, offering a high degree of privacy and a peaceful backdrop.

* Probate Has Been Granted *

EPC: C







David Davies

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David Davies

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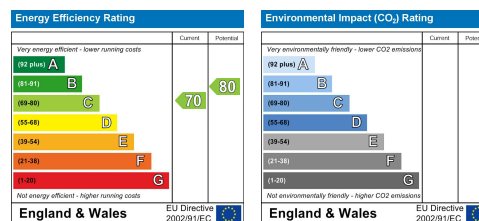
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