

**324, West End Road, Haydock, WA11 0AY** Offers In Excess Of £135,000



## 324, West End Road, Haydock, WA11 0AY

- EPC: C
- Tenure: Leasehold 834 Years Remaining
- · Three Double Bedrooms
- Open Plan Reception Room
- · Ground Floor Shower Room

- · Council Tax Band A St Helens
- · Mid Terraced Property
- · Garden Fronted
- · Modern Kitchen
- · Secure Parking At Rear

Welcome to this generously proportioned three-bedroom terraced home, ideally located on West End Road in the heart of Haydock. With excellent local amenities, schools, and transport links nearby, this spacious property offers superb potential for growing families, first-time buyers, or investors alike.

The property is garden fronted, giving it strong kerb appeal, and is well set back from the road. Upon entering, you're greeted by an entrance porch leading into a welcoming hallway with stair access. The ground floor boasts a large open-plan reception area, seamlessly connecting the living room and dining space—ideal for entertaining or family living.

To the rear of the property is a modern fitted kitchen featuring ample cupboard and worktop space, along with a stylish ground floor shower room for added convenience.

Upstairs, the first floor offers three impressively sized double bedrooms, all accessible from the central landing, providing comfortable accommodation with scope for personalisation.

Externally, the rear of the property features a lowmaintenance yard with wide gates, allowing the option for secure off-road parking or additional storage space.

This is a substantial home with versatile living space in a well-established area. Early viewing is recommended to appreciate the size and potential on offer.

EPC: C











































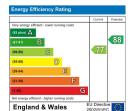
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22 Church Road, Rainford, St Helens, WA11 8HE T: 01744 885753 sales@daviddaviesestateagent.co.uk lettings@daviddaviesestateagent.co.uk www.daviddaviesestateagent.co.uk









