

**62**, Penny Lane, Haydock, WA11 0QS £145,000



## 62, Penny Lane, Haydock, WA11 0QS

• EPC: C

· Council Tax Band: A - St Helens

· Leasehold - 924 Years Remaining

No Onward Chain

• Extended Semi Detached Property • Two Double Bedrooms

· Two Reception Rooms

· Extended Kitchen

Loft Room

Large Driveway

Introducing this extended two-bedroom semi-detached home on Penny Lane, Haydock, offered with no onward chain and brimming with potential. Set back from the road, the property boasts an impressive driveway providing ample parking for multiple vehicles, enhancing its appeal for families and professionals alike.

Upon entering, you are welcomed by a spacious porch leading into a bright hallway. The ground floor offers a bay-fronted living room to the front, a second reception room ideal for dining or entertaining with patio doors opening to the side, and an extended kitchen to the rear which provides a fantastic social space and direct access to the outdoor area.

To the first floor, the landing leads to a modern four-piece family bathroom and two generously sized double bedrooms, with the master bedroom benefitting from two built-in cupboards that can easily serve as wardrobes. An additional highlight is the stair access from the landing to a loft room, offering flexible use and the potential for further development (subject to planning permission).

Externally, the property features a private rear yard, perfectly suited for unwinding or entertaining family and friends. This home combines a versatile layout with an excellent location, making it an ideal opportunity for those seeking to put their own stamp on a property.

\*\* Please note: this loft room does not have building regulation certification and is not classified as a habitable space.\*\*

\*Probate Has Been Applied For On This Property\*

EPC: C



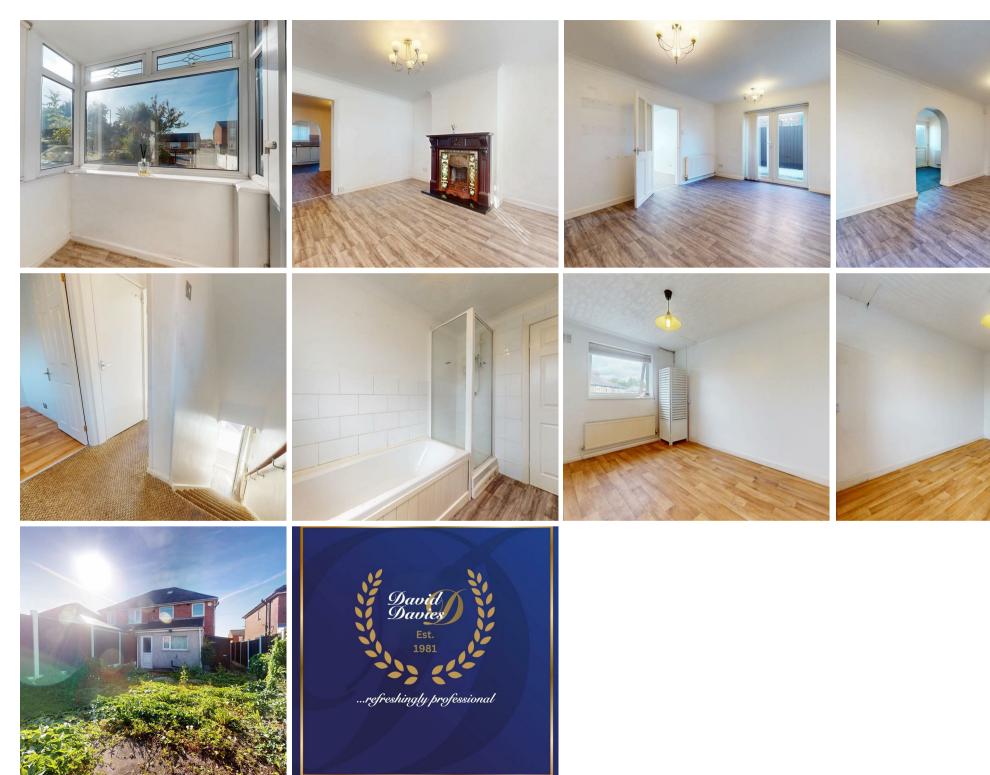








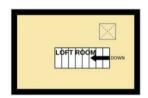


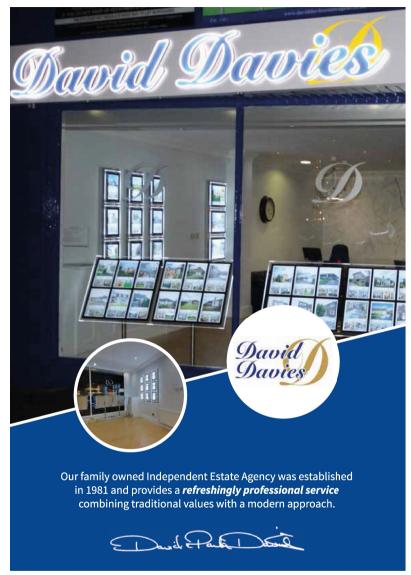


GROUND FLOOR 1ST FLOOR 2ND FLOOR 2ND FLOOR









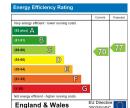
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's express prior written consent. The website owner's express prior written consent.



A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com** 

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.





Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant

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

lettings@daviddaviesestateagent.co.uk www.daviddaviesestateagent.co.uk









