



62, Penny Lane, Haydock, WA11 0QS

£145,000

*David
Davies* *Collection*



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- 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





