



**30, Wrigley Road, Haydock, WA11 0NN**

**Offers Over £180,000**

*David  
Davies* *Collection*

## 30, Wrigley Road, Haydock, WA11 0NN

- EPC: C
- Freehold
- Semi Detached Property
- Spacious Reception Room
- Ample Off-Road Parking
- Council Tax Band: A
- No Chain
- Three Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden

We are delighted to present this spacious three-bedroom semi-detached home, offered with 'No Onward Chain, and located in the highly sought-after area of Haydock. Nestled within a peaceful residential setting, the property benefits from excellent access to local supermarkets, shops, and well-regarded schools, while also being just a short distance from Lyme & Wood Country Park – the perfect spot for scenic walks..

Internally, the property offers versatile and generously sized living accommodation throughout, making it an ideal choice for families. The ground floor comprises a welcoming entrance hallway with convenient understairs storage and a downstairs WC. The bright and airy lounge, enhanced by a bay-fronted window and patio doors leading directly into the rear garden, creates a wonderful dual-aspect living space with room for dining. The fitted kitchen provides ample worktop space, excellent storage, and enjoys views over the rear garden.

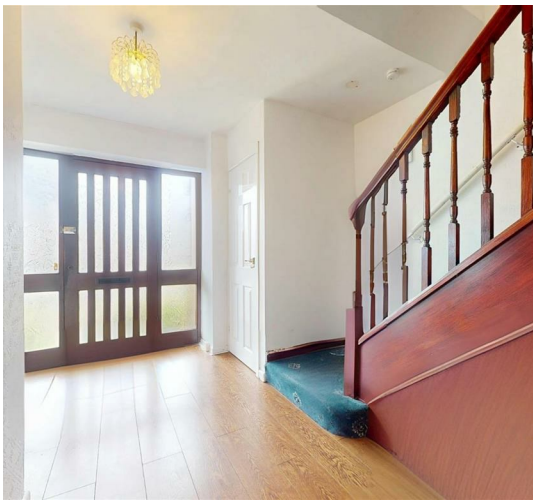
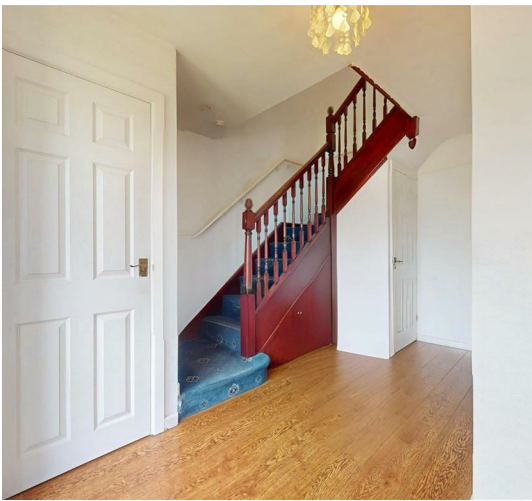
To the first floor, the property boasts three well-proportioned bedrooms and a spacious family bathroom, currently arranged as a wet room but offering flexibility to be adapted to suit individual requirements.

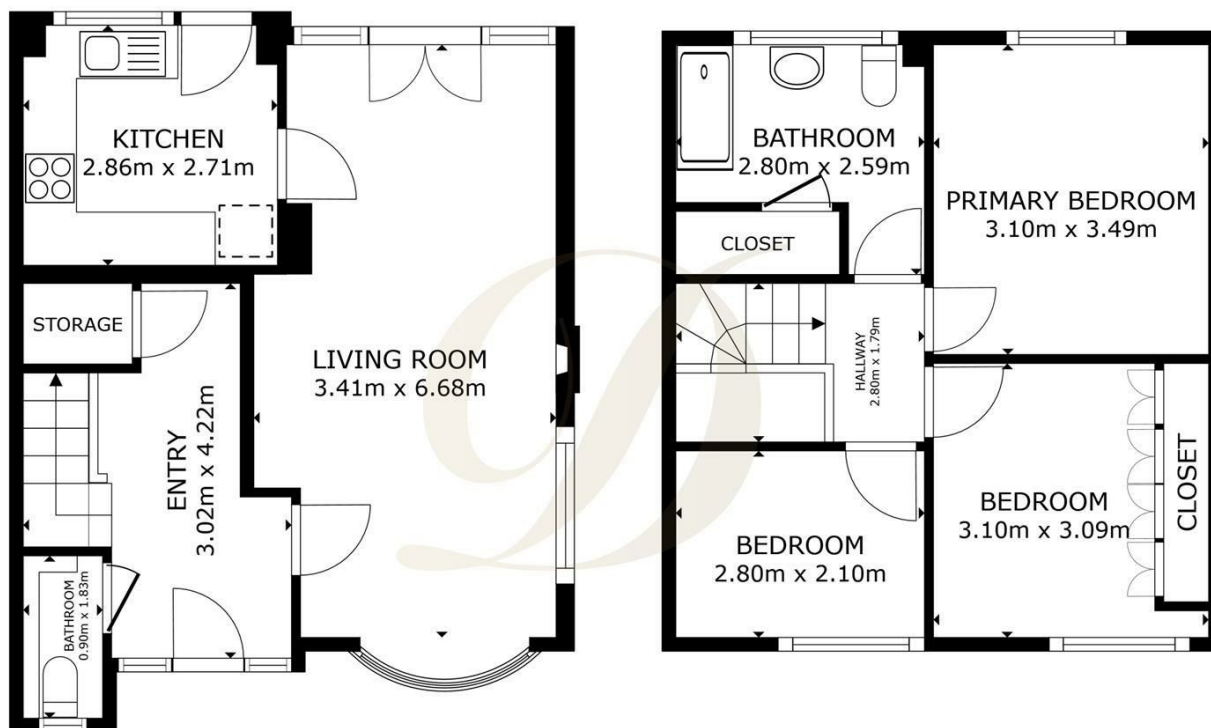
Externally, the home sits on a fantastic plot with gardens to the front and rear. The rear garden is well established with mature shrubs and trees, providing a private and tranquil outdoor space with scope for further landscaping. To the front, a lawned garden and off-road parking lead to a useful car port at the side, adding further practicality.

This attractive home offers a rare opportunity to acquire a spacious family property in a popular location, ready for the next owner to make it their own.

EPC: C







FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 42.7 m<sup>2</sup> FLOOR 2 40.1 m<sup>2</sup>  
TOTAL : 82.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

**David Davies**

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*David Davies*

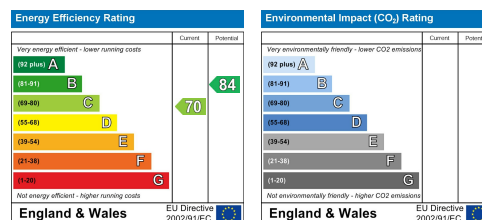
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