



ALAN TUCKER  
ESTATE AGENTS



## 13 Woods Close, Haskayne

£410,000

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- Stunning Modern Canalside Residence
- Beautifully Presented Throughout
- Large Kitchen/ Diner/ Family Room With Log Burner Stove and Views Over The Canal
- Rear Gardens With Artificial Lawns And View Onto The Canal
- EPC Rating- Pending
- Tucked Away Location
- Three Double Bedrooms- Two With Ensuite Bathrooms
- Separate Living Room
- Viewing Essential
- Council Tax Band- C, West Lancashire Council



STUNNING MODERN CANALSIDE RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT, LARGE OPEN PLAN KITCHEN/ DINER/FAMILY ROOM WITH A LOG BURNING STOVE AND GLASS FRONTAGE OVERLOOKING THE CANAL TO THE COUNTRYSIDE IN THE DISTANCE, SEPARATE LIVING ROOM WITH OPEN FIRE, THREE DOUBLE BEDROOMS - TWO WITH ENSUITE BATHROOMS, GROUND FLOOR SHOWER ROOM AND UTILITY ROOM. REAR AND SIDE GARDENS WITH ARTIFICIAL LAWNS AND ENJOYING THE CANAL AND COUNTRYSIDE VIEWS. DRIVEWAY WITH AMPLE PARKING TO THE FRONT. POPULAR VILLAGE LOCATION. VIEWING ESSENTIAL!

This stunning modern home is a credit to the current vendors who have renovated and modernised the property over the last 9 years. Located on a tucked away corner plot, in a quiet cul de sac in the sought after village of Haskayne, the property backs onto the Leeds to Liverpool canal and enjoys the most fantastic canal views as well as countryside views to the rear.









Total Approx. Floor Area 1990 Sq.ft. (184.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans measurements are approximate not to scale and for illustrative purposes only

