



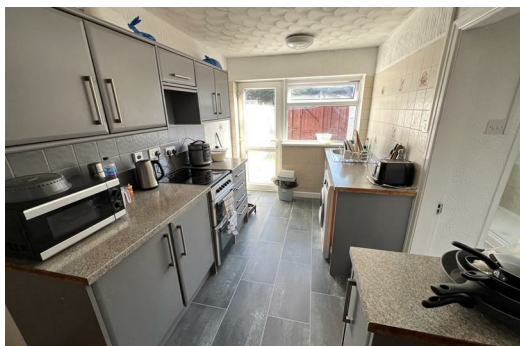
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Station Road, Haydock, WA11 0JL

Offers In Excess Of £119,950

We are pleased to announce for sale this three bedroom terraced property which is being sold with a tenant in situ making it an ideal buy to let investment. The property is currently renting at £750 per month and benefits from gas central heating and UPVC double glazing. The accommodation briefly comprises of: entrance hallway, lounge, dining room, kitchen, inner hall, and shower room to the ground floor. To the first floor there are three bedrooms. Externally the property has a rear yard. Viewing is highly recommended to appreciate the size and income potential of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

Door to front aspect, radiator, and stairs to first floor.

Lounge

14'1" x 11'3" (4.31 x 3.45)

UPVc double glazed window to front aspect, feature fire place, laminate flooring, and radiator.

Dining Room

14'10" x 8'6" (4.53 x 2.60)

Laminate flooring, and radiator.

Kitchen

10'1" x 7'4" (3.08 x 2.26)

UPVc double glazed window and door to rear aspect, range of wall and base units, stainless steel sink, plumbed for washing machine, and part tiled walls.

Inner Hall

Shower Room

5'11" x 5'9" (1.82 x 1.76)

UPVc double glazed window to rear aspect, stand in shower, low level wc, vanity sink unit, heated towel rail, ceramic floor tiles, and part tiled walls.

First Floor Landing

Bedroom One

14'10" x 8'6" (4.54 x 2.61)

UPVc double glazed window to rear aspect, and radiator.

Bedroom Two

14'5" x 7'3" (4.40 x 2.22)

UPVc double glazed window to front aspect, radiator, and laminate flooring.

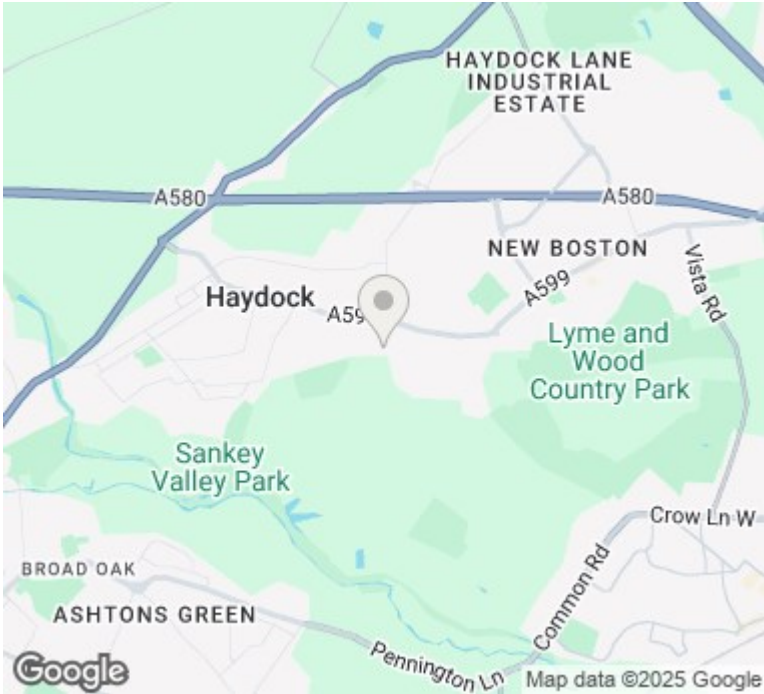
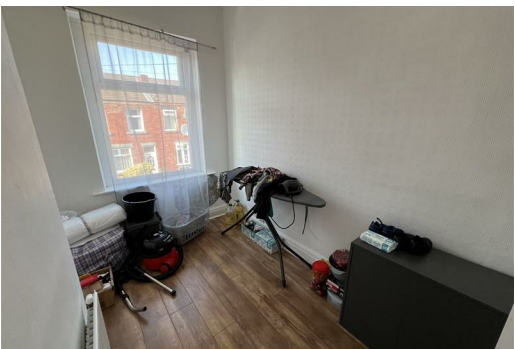
Bedroom Three


11'3" x 7'1" (3.45 x 2.16)

UPVc double glazed window to front aspect, radiator, and laminate flooring.

External

Small garden area to the front and yard to the rear with brick wall boundaries, and mainly flagged.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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