



31, Kenyons Lane South, Haydock, WA11 0LH

£185,000

*David
Davies* Collection



31, Kenyons Lane South, Haydock, WA11 01H

- EPC: TBC
- Council Tax Band: Deleted
- Leasehold - 856 Years Remaining
- No Onward Chain
- Large Semi Detached Property
- Two Spacious Reception Room
- Kitchen Diner
- Three Double Bedrooms
- Private Rear Garden
- Excellent Transport Links

Offered to the market with 'No Onward Chain', this substantial semi-detached property offers exceptional space throughout, being larger than the average semi-detached home and more akin in feel and proportions to a large Victorian terraced property.

Ready to move into, it provides an excellent opportunity for buyers to update and personalise at their own pace.

To the front, the property is garden fronted with on-street parking available. Internally, the ground floor comprises a welcoming entrance hallway, a front living room, and a second spacious reception room, offering flexibility for a variety of uses. To the rear, there is a large kitchen diner, along with an ante space and a modern family shower room, completing the ground floor accommodation.

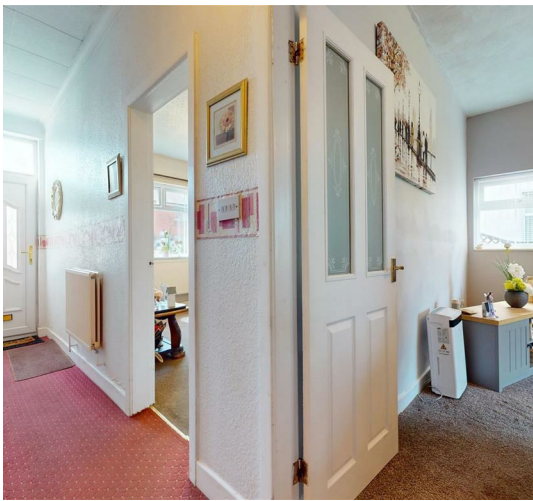
To the first floor, the landing provides access to three generously sized double bedrooms. One of the rooms offers potential to be reconfigured back into a first-floor bathroom, providing flexibility to suit individual requirements.

Externally, the property benefits from a spacious and private rear garden, which enjoys sunlight throughout the day. This outdoor space is ideal for relaxing, entertaining, or family use.

With its impressive proportions, versatile layout, and fantastic potential, this property will appeal to a wide range of buyers, including families, first-time buyers, and investors. Early viewing is highly recommended to fully appreciate the space on offer.

EPC: TBC





Floorplan To Follow



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David Davies

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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