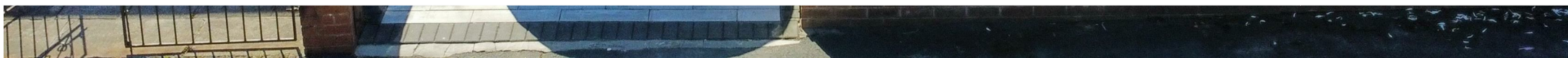




**42, Clipsley Crescent, Haydock, WA11 0UH**

**Offers Over £185,000**

*David  
Davies* *Collection*





## 42, Clipsley Crescent, Haydock, WA11 0TH

- EPC: D
- Council Tax: B - St Helens
- Leasehold - 938 Years Remaining
- Semi Detached Property
- Two Reception Rooms
- Good Sized Kitchen
- Three Bedrooms With Fitted Wardrobes To Master Bedroom
- Family Bathroom With Shower Over Bath
- Off Road Parking
- Close To Local Amenities

David Davies Sales & Lettings Agent are delighted to present this extended three-bedroom semi-detached home, offering spacious and well-designed living accommodation, perfect for families or first-time buyers.

The ground floor begins with an entrance hallway, leading into a bright and airy living room, which flows seamlessly into the dining area, creating a fantastic open-plan space for relaxing and entertaining. The rear extension houses the kitchen, featuring a modern layout with a breakfast bar, providing the perfect setting for casual dining and meal preparation.

To the first floor, the property boasts three well-proportioned bedrooms, two of which are generous doubles with fitted wardrobes, offering excellent storage solutions. A family bathroom completes the floor, providing a functional and stylish space.

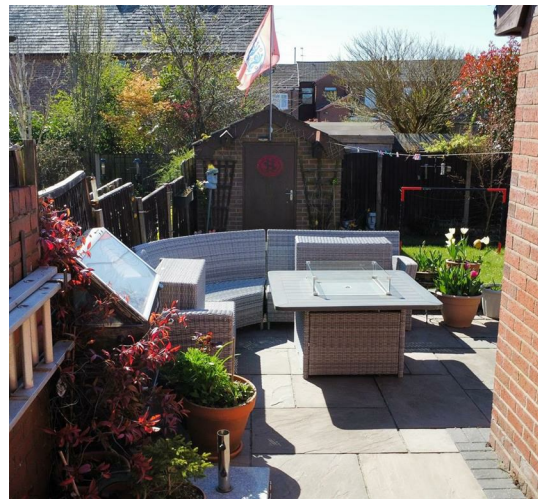
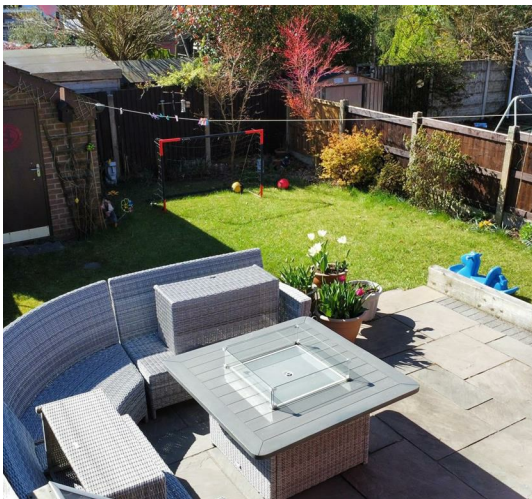
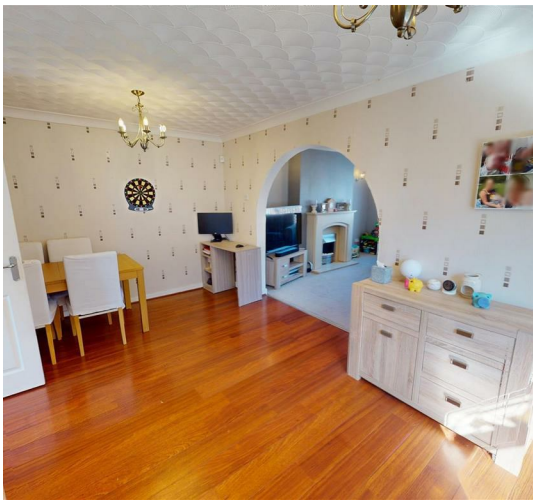
Externally, the front of the property benefits from a driveway with parking for one car, complemented by a low brick wall for added security. The rear garden is a real highlight, featuring a higher-level flagged patio area for seating, which steps down to a lawned garden, offering a great outdoor space for relaxation and play.

Situated in a popular residential location, this home is close to local schools, transport links, and amenities, making it an ideal choice for those looking for a comfortable and well-located family home.

EPC: D












Our family owned Independent Estate Agency was established in 1981 and provides a *refreshingly professional service* combining traditional values with a modern approach.

*David Davies*

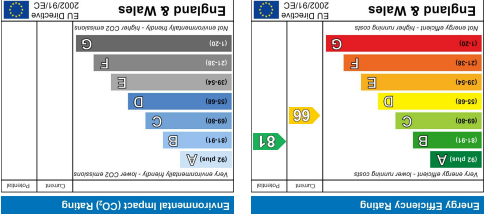


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