



42, Clipsley Crescent, Haydock, WA11 0UH

Offers Over £185,000

David
Davies *Collection*

42, Clipsley Crescent, Haydock, WA11

0114

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

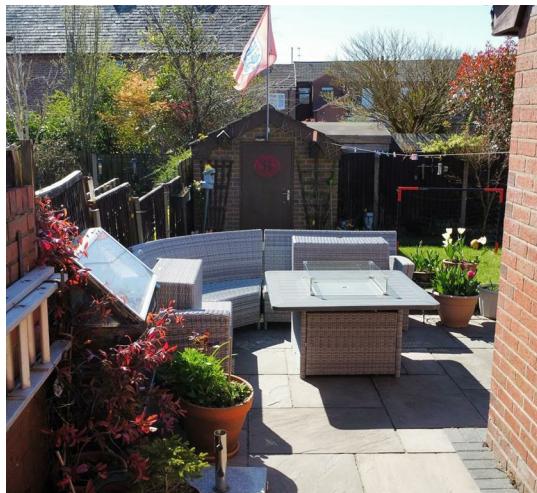
To the first floor, the property boasts three well-proportioned bedrooms, two of which are generous doubles with fitted wardrobes, offering excellent storage solutions. A family bathroom completes the floor, providing a functional and stylish space.

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.

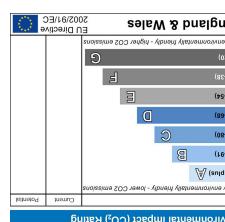
Situated in a popular residential location, this home is close to local schools, transport links, and amenities, making it an ideal choice for those looking for a comfortable and well-located family home.

EPC: D





Information on tenant permitted fees can be accessed via the link below
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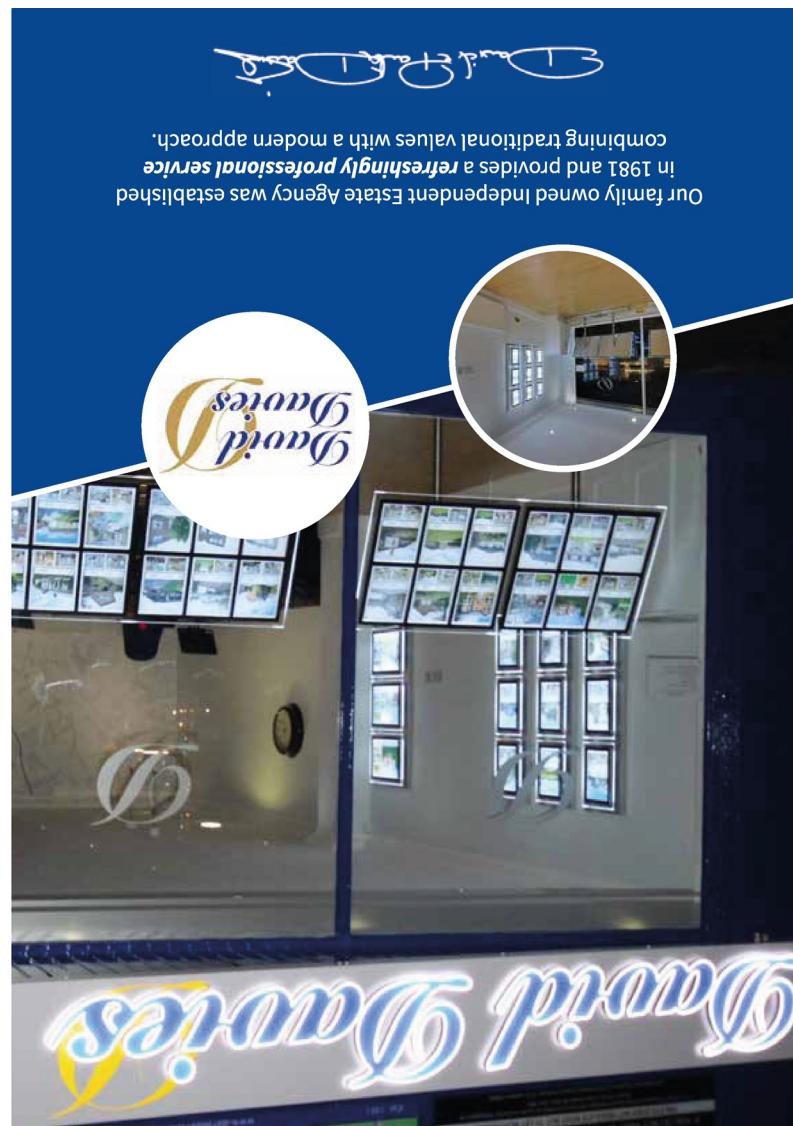


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 in 1981 and provides a **refreshingly professional service**
 combining traditional values with a modern approach.

