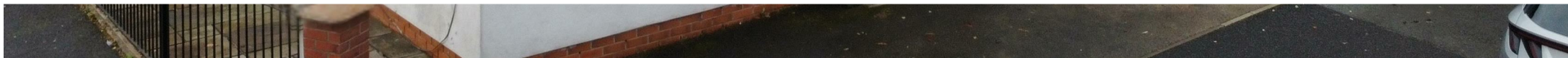




**49, Cavan Drive, Haydock, WA11 0GN**

Offers Over £295,000

*David  
Davies* *Collection*





## 49, Cavan Drive, Haydock, WA11 0GN

- EPC: C
- Council Tax Band: E - St Helens
- Freehold
- Detached Property
- Two Reception Rooms
- Modern Kitchen / Dining Area
- Three Bathrooms
- Four Bedrooms All Of Good Size
- Low Maintenance Rear Garden
- Driveway And Garage

David Davies Estate Agent are delighted to bring to market this beautifully presented four-bedroom detached family home, ideally located in a quiet cul-de-sac in the heart of Haydock, St Helens.

Boasting an exceptional layout designed to maximise space and comfort, this beautifully presented home offers an impressive range of features that are sure to attract a wide variety of buyers. Ideally positioned for families, the property enjoys easy access to excellent transport links, highly regarded schools, and a host of local amenities. Its detached position further enhances privacy and tranquillity.

The property offers two well-proportioned reception rooms, providing flexible living options for both relaxation and entertaining. The main lounge offers a welcoming space to unwind, while the separate dining room can be used as a formal dining area or adapted into a home office, depending on lifestyle needs.

The modern kitchen serves as the heart of the home, complete with patio doors that open onto a low-maintenance rear garden — perfect for enjoying the outdoors or hosting alfresco gatherings during the warmer months.

To the first floor, the property continues to impress with four generously sized bedrooms. Three are spacious doubles, including the master which features a stylish en-suite bathroom, while the fourth bedroom is an ideal single room, nursery, or study space.

To the front the property has a long driveway with a detached garage, whilst the rear provides a lovely private space with a flagged area and artificial turf laid to lawn.

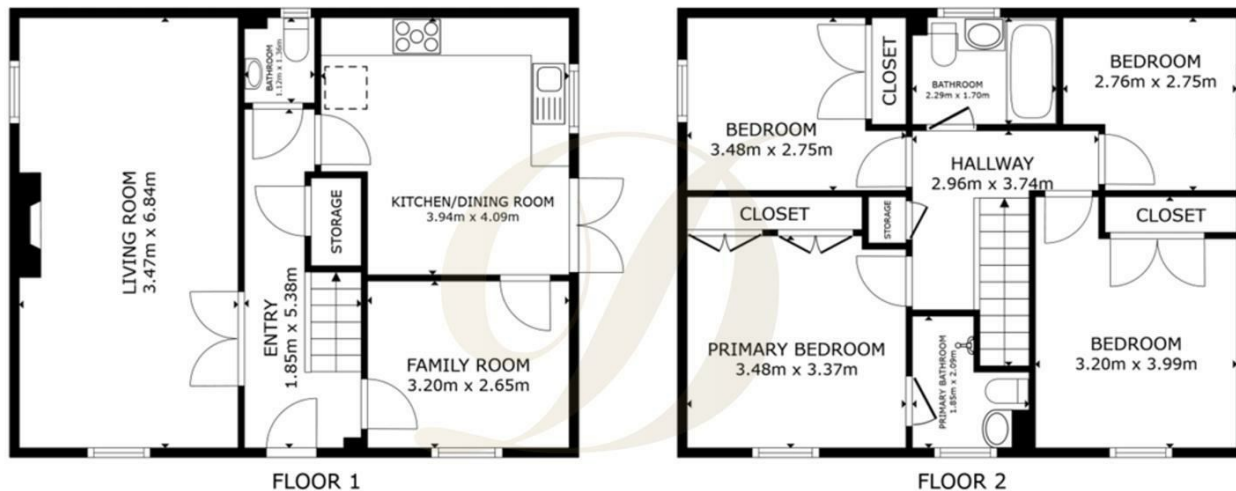
EPC: C











GROSS INTERNAL AREA  
FLOOR 1 59.7 m<sup>2</sup> FLOOR 2 59.7 m<sup>2</sup>  
TOTAL: 119.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**David Davies**

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*

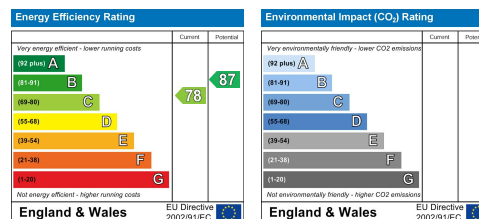
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