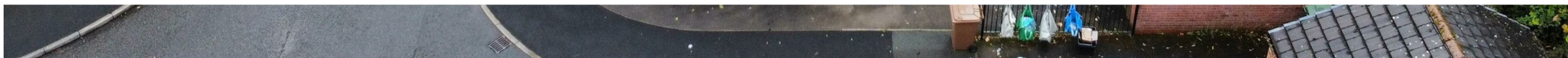




49, Cavan Drive, Haydock, WA11 0GN

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 Spacious Reception Rooms
- Modern Kitchen / Dining Area
- Three Bathrooms | Family Bathroom | En Suite | Ground Floor W.C
- Four Bedrooms All Of Good Size
- Low Maintenance Rear Garden
- Driveway And Garage

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.

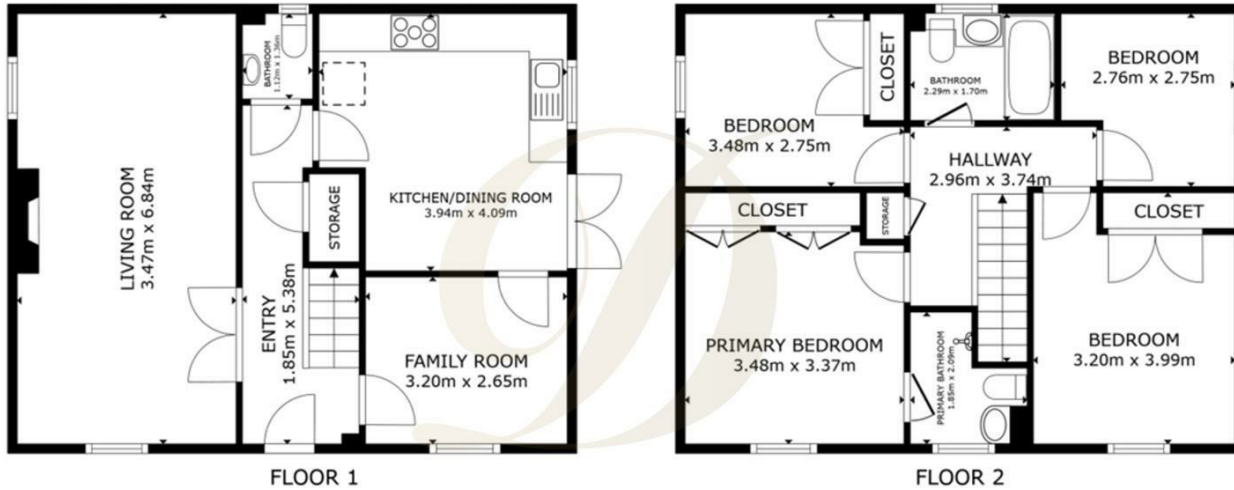
To the first floor, the property continues to impress with four generously sized bedrooms. Three are spacious doubles, including the master which features a stylish en-suite bathroom, while the fourth bedroom is an ideal single room, nursery, or study space.

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 m² FLOOR 2 59.7 m²
 TOTAL : 119.4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

David Paul Davis

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			