



3, Sankey Road, Haydock, WA11 0DD

£180,000

*David
Davies* **D** *Collection*



3, Sankey Road, Haydock, WA11 0DD

- EPC: C
- Council Tax Band: B - St Helens
- Freehold
- No Onward Chain
- Semi Detached Dormer Bungalow
- Two Double Bedrooms
- Open Plan Living Room / Dining Room
- Modern Shower Room
- Detached Garage With Home Office
- Driveway Parking

Offered to the market as a freehold property with no onward chain, this lovely two-bedroom semi-detached dormer bungalow occupies a quiet and highly desirable road, ideal for those seeking peaceful surroundings while remaining conveniently close to excellent transport links and just a short walk from the canal.

The property benefits from driveway parking and offers well-balanced, versatile accommodation throughout. Internally, the ground floor comprises a welcoming entrance hallway, a spacious open-plan living room through dining room, a ground floor double bedroom overlooking the rear garden, and a modern fitted galley kitchen.

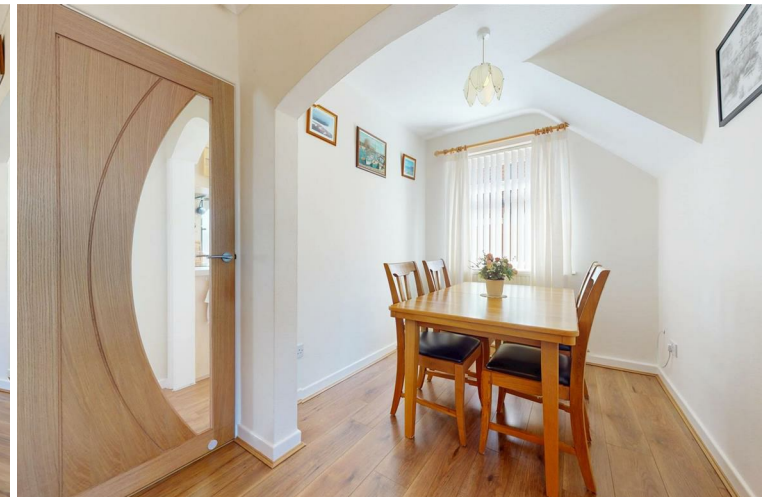
To the first floor, the landing leads to a generous double bedroom, complete with quality fitted wardrobes, along with a stylish modern shower room.

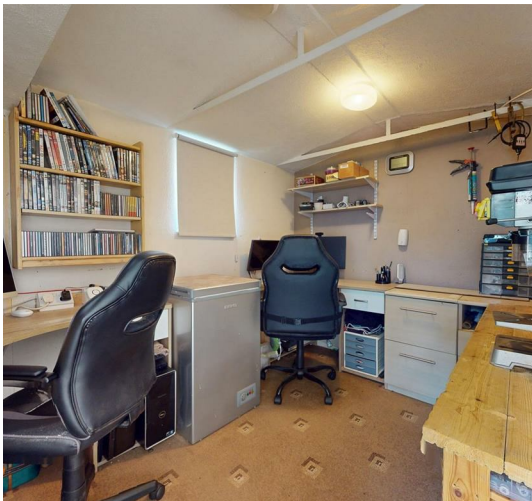
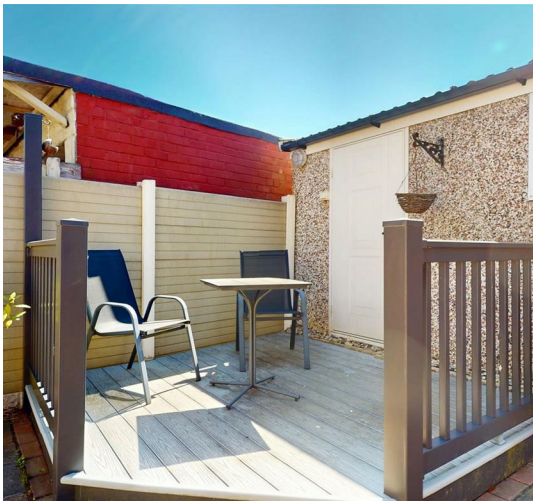
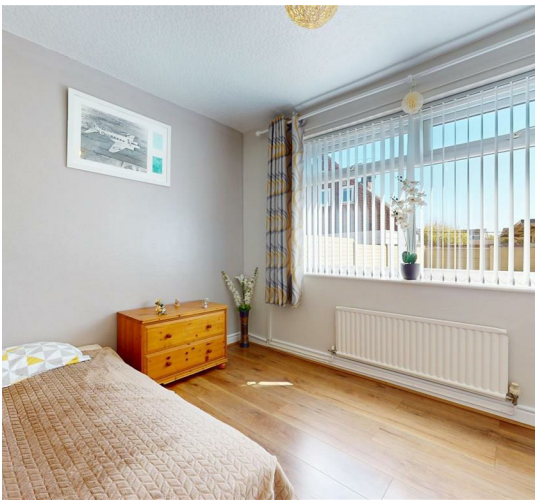
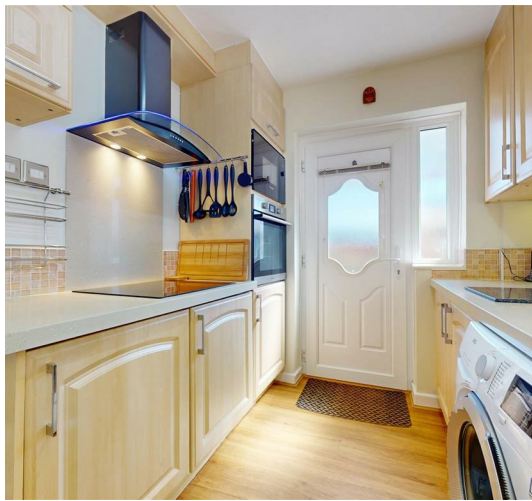
Externally, the property enjoys a stunning private rear garden, which benefits from sun throughout the day, creating an ideal space for relaxing or entertaining. A further standout feature is the detached garage conversion, thoughtfully divided to retain useful front storage space, while the rear has been transformed into a home office. This versatile additional space could also be utilised as a gym, hobby room, studio, or garden room to suit individual needs.

This charming home combines peaceful living, flexible accommodation, and excellent outdoor space, making it ideal for downsizers, professionals, or buyers seeking a move-in-ready bungalow. Early viewing is highly recommended.

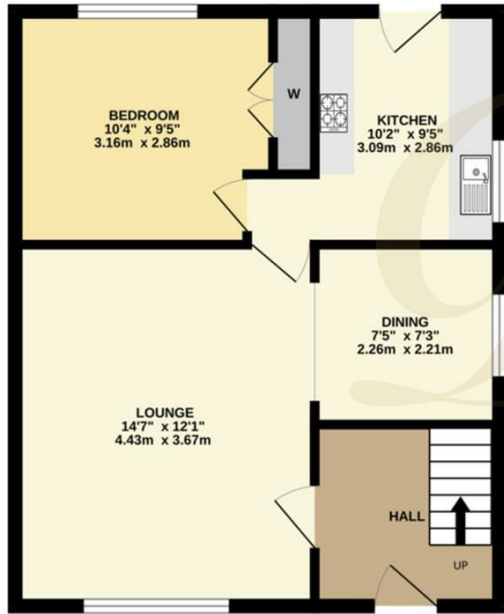
“Please note that spray foam insulation is currently present within the property, and interested parties are advised to seek guidance from their financial advisor or lender regarding its suitability for mortgage purposes.”

EPC: C

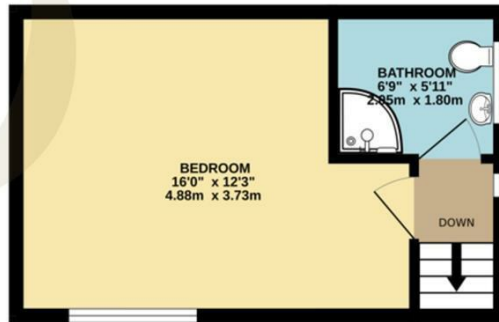




GROUND FLOOR



1ST FLOOR



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 Patrick Davies

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			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			