



2, Brookside Close, Haydock, WA11 0UQ

£120,000

**David
Davies** Collection



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- EPC: D
- Council Tax Band: - C - St Helens
- Freehold - Confirmed By Solicitor Who Holds The Deeds
- No Onward Chain
- Full Refurb Needed
- Ideal For Developers
- Semi Detached Bungalow
- Two Reception Rooms
- Three Good Sized Bedrooms
- Great Location

Offered to the market with 'No Onward Chain, this three-bedroom semi-detached bungalow presents an excellent opportunity for developers, investors, or buyers seeking a project to create their ideal home. Requiring full refurbishment throughout, the property offers fantastic potential to modernise and add significant value in a highly convenient residential location.

The accommodation briefly comprises an entrance hallway, two reception rooms providing flexible living space, a kitchen, three good-sized bedrooms, and a bathroom. The layout offers an excellent foundation for renovation and could be reconfigured to suit a variety of lifestyles and requirements, subject to any necessary consents.

Externally, the property benefits from a generous plot with scope to enhance the outdoor space, creating attractive gardens and entertaining areas. The bungalow's position within a quiet residential cul-de-sac further adds to its appeal.

Brookside Close enjoys a great location within Haydock, offering easy access to an excellent range of local amenities, including shops, supermarkets, healthcare facilities, and leisure opportunities. The area is well served by public transport and benefits from superb road connections, with the A580 East Lancashire Road, M6 and M62 motorway networks all within easy reach, making it an ideal base for commuters travelling to Liverpool, Manchester, Warrington and surrounding areas.

Haydock is a popular residential area known for its strong community feel, reputable local schools, nearby parks, and the renowned Haydock Park Racecourse, while neighbouring towns provide an even wider selection of shopping, dining, and recreational facilities.

Properties with such potential are rarely available, and this bungalow represents a fantastic opportunity to acquire a home in a sought-after location and transform it to your own specification.

Probate Has Been Granted

EPC: D





