



32, Lyme Street, Haydock, WA11 0NL

Offers Over £140,000

*David
Davies* Collection

32, Lyme Street, Haydock, WA11 0NL

- EPC: E
- Council Tax Band: A
- Leasehold - 849 Years Remaining
- Three Storey Terraced Property
- Three Double Bedrooms
- Modernised Throughout
- Ground Floor Bathroom
- Modern Kitchen
- Spacious Rear Yard
- Move In Ready

David Davies Sales & Lettings Agent are delighted to present this stunning property to the market. A deceptively spacious three-bedroomed terraced home arranged over three storeys, offering an impressive amount of living space throughout.

Recently modernised, this property is ready to move straight into, making it an ideal home for families or first-time buyers alike.

The ground floor comprises a bright and welcoming living room, a modern kitchen diner with ample space for entertaining, and a stunning family bathroom finished to a high standard.

Ascending to the first floor, you will find two generously sized double bedrooms, both beautifully proportioned. The second floor reveals a final spacious double bedroom, complete with excellent storage, creating a versatile space ideal as a main bedroom, guest room, or even a home office.

Externally, the property offers street parking to the front and a generous rear yard, perfect for relaxing, socialising, or outdoor dining during the warmer months.

Perfectly positioned in Haydock, the property benefits from great local amenities, schools, and convenient transport links, making this a superb opportunity for those seeking a modern home with plenty of character and space.

EPC: E



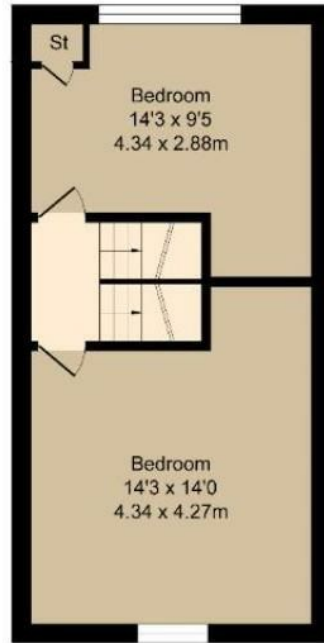


Total Approx. Floor Area 1228 Sq.ft. (114.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 452 Sq.Ft
(42.0 Sq.M.)



First Floor
Approx. Floor
Area 452 Sq.Ft
(42.0 Sq.M.)



Second Floor
Approx. Floor
Area 324 Sq.Ft
(30.1 Sq.M.)

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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Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(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 EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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