



**244, Church Road, Haydock, WA11 0LE**

**£240,000**

*David  
Davies* Collection



## 244, Church Road, Haydock, WA11 0LE

- EPC: C
- Freehold
- Two Reception Rooms
- First Floor Family Bathroom
- Large Rear Garden
- Council Tax Band: C - St Helens
- Extended Detached Property
- Modern Kitchen
- Three Good Sized Bedrooms + Loft Room
- Great Location, Close To Local Amenities

Presented to the market is this extended three-bedroom detached property, ideally positioned on the ever-popular Church Road in Haydock.

The home offers generous living accommodation throughout, combined with modern improvements and excellent access to nearby amenities, making it an attractive choice for families, professionals, or anyone seeking a well-connected residential location.

The property has been significantly enhanced with both front and rear extensions, creating a spacious layout designed for comfortable everyday living. The ground floor features a bright and inviting reception room, providing a welcoming space for relaxation or entertaining.

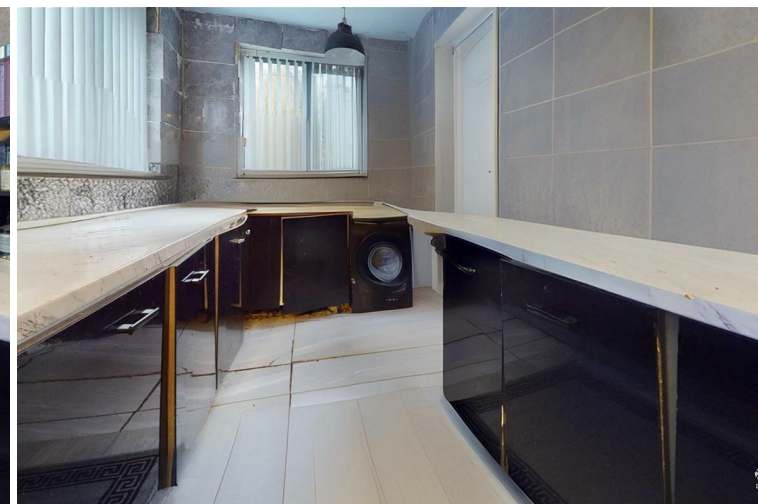
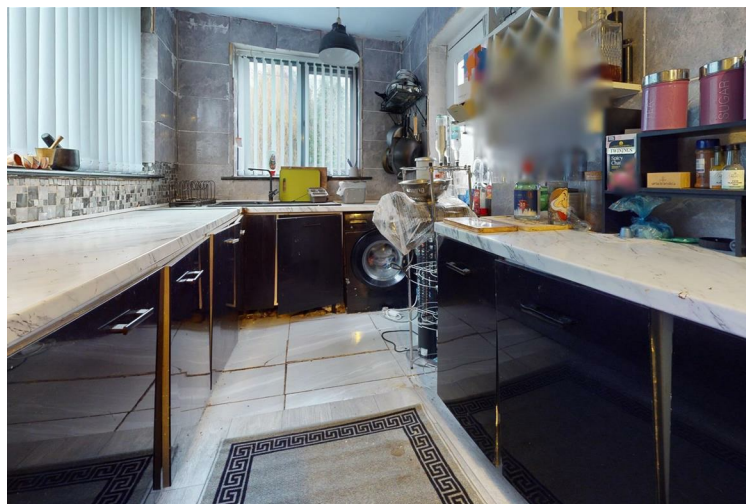
To the rear, the extended kitchen offers excellent storage and worktop space, along with the capacity for dining, creating a practical and sociable area at the heart of the home.

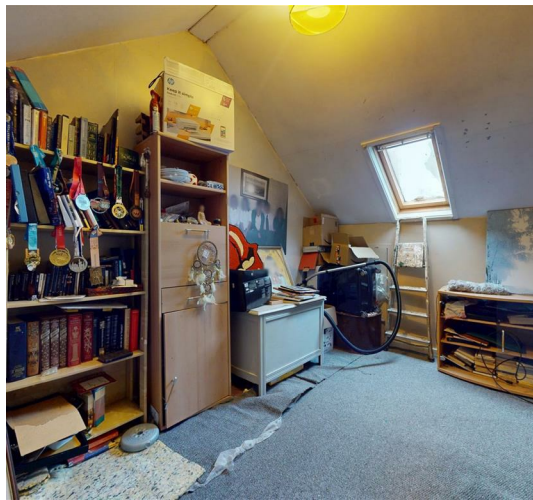
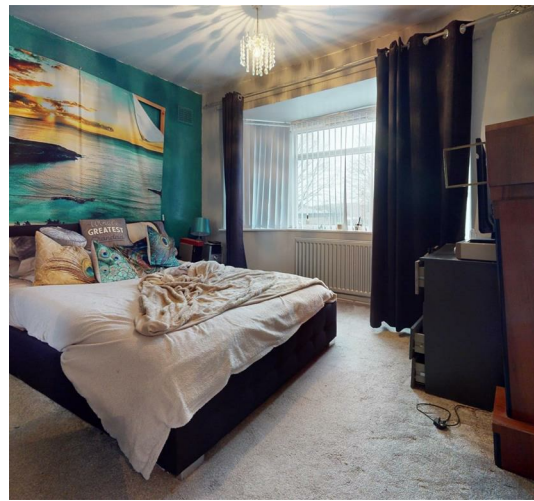
To the first floor, the property boasts three well-proportioned bedrooms, each offering flexibility for family life, guest accommodation, or home working. A contemporary family bathroom serves all rooms and completes the upper level. The property also benefits from additional loft space, offering convenient storage or potential for further development, subject to the relevant planning permissions.

Situated close to local amenities, this property provides easy access to a selection of shops, eateries, supermarkets, and reputable schools, as well as excellent transport links and major commuter routes connecting St Helens, Liverpool, Wigan, and the wider region.

Offering a blend of extended living space, modern comfort, and a desirable location, this property represents a fantastic opportunity for buyers seeking a well-presented home in a sought-after part of Haydock.

EPC: C

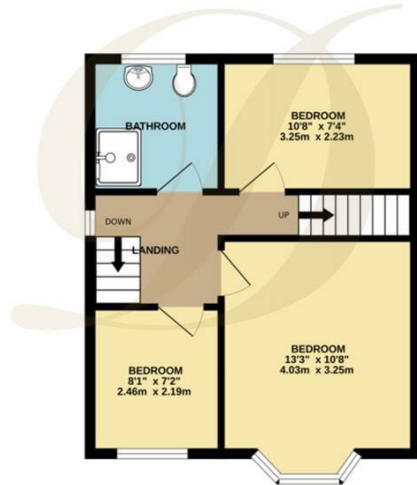




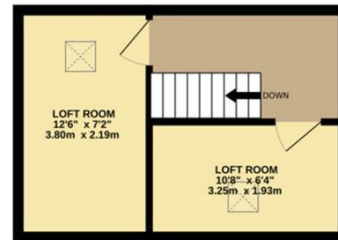
GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR  
222 sq.ft. (20.7 sq.m.) approx.



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*

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

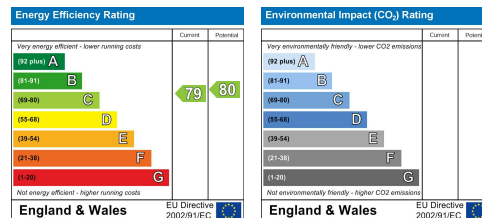
**ALLISONS**

For life's meaningful moments

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



Information on tenant permitted fee's can be accessed via the link below [www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
**sales@daviddaviesestateagent.co.uk**  
**lettings@daviddaviesestateagent.co.uk**  
**www.daviddaviesestateagent.co.uk**

