



227, Liverpool Road, Haydock, WA11 9RT

Asking Price £240,000

*David
Davies* *Collection*



227, Liverpool Road, Haydock, WA11 9RT

- EPC: E
- Council Tax Band: C - St Helens
- Tenure: Freehold
- Extended Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Stunning Farmland Views
- Off-Road Parking Available
- Elevated Position
- Back Porch/Utility Room

David Davies Sales & Lettings Agent are proud to present for sale this well-maintained semi-detached home, positioned in a highly sought-after area of Haydock. Perfectly placed for easy access to the motorway network, this property is ideal for families and commuters alike, offering both convenience and comfort. With its elegant kerb appeal, well-manicured gardens and a sense of tranquillity, this is a home that blends practicality with potential, making it perfect for someone looking to add their own modern touch.

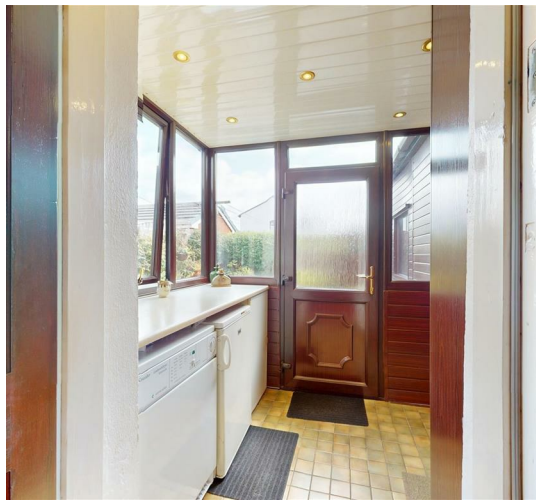
Stepping inside, you are greeted by a generous and versatile layout that sets this property apart. There are three reception rooms offering flexibility to suit a variety of lifestyles. The front lounge provides a cosy and inviting space, perfect for relaxing evenings, while the dining room sits adjacent to the fitted kitchen, creating a seamless flow for hosting family meals and entertaining guests. The third reception room – a wonderfully spacious hallway – adds to the sense of grandeur and can easily be adapted for multiple uses, whether as an additional seating area, a study, or a welcoming entrance space.

To the first floor, the home continues to impress with three generously sized double bedrooms, each offering plenty of space for the growing family. The accommodation is completed by a large four-piece family bathroom, designed for both comfort and practicality.

Externally, the property enjoys stunning views and beautifully kept gardens to the front and rear, creating idyllic spaces for relaxation and outdoor enjoyment.

EPC: E







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

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.

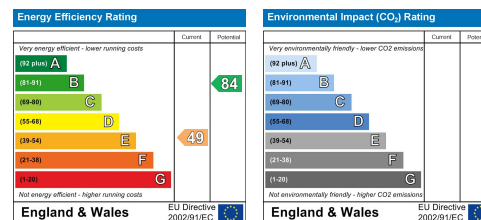
ALLISONS

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.

For life's meaningful moments



Information on tenant permitted fee's can be accessed via the link below
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

