



2, Cedar Grove, Haydock, WA11 0PW

£950 PCM

*David
Davies* *Collection*



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- EPC: C
- Holding Deposit Fee: £219.00
- Double Driveway For Three Cars
- Fully Boarded Loft Storage
- Fitted CCTV For Added Security
- Council Tax Band: A
- Stunning Three-Bedroom Family Home
- Modern Fitted Kitchen
- Private Low-Maintenance Rear Garden
- Excellent M6 & A580 Access

David Davies Sales & Lettings Agent are delighted to present this beautifully presented three-bedroom terraced home, situated within a popular residential location in Haydock. Offering spacious accommodation, modern living and excellent outdoor space, this superb property is an ideal family rental.

Internally, the property begins with a welcoming entrance hallway leading into a generous front living room, providing ample space for comfortable seating and dining furniture. To the rear is a stunning modern fitted kitchen, offering excellent storage and workspace together with designated space for a freestanding washing machine, dishwasher and plumbing for an American-style fridge-freezer.

To the first floor are three well-proportioned bedrooms, all offering excellent versatility, alongside a modern family bathroom.

Externally, the property benefits from a substantial double-width driveway providing off-road parking for two to three vehicles, a particularly valuable feature for a family home. To the rear is a pleasant, low-maintenance garden, ideal for relaxing and enjoying the warmer months, together with a Keter garden shed providing useful additional storage.

Further benefits include a fully boarded loft with fitted ladder and lighting, providing excellent additional storage space for light items, subject to appropriate use.

For additional peace of mind, the property also benefits from fitted CCTV. The system will be reset to factory settings prior to the tenancy, with full step-by-step instructions provided to tenants. The landlord will have no access to recorded images.

The property is ideally positioned for families, with a local primary school rated Good by Ofsted, whilst excellent transport links provide convenient access to the M6 motorway and A580 East Lancashire Road, making it an excellent choice for commuters.

EPC: C





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