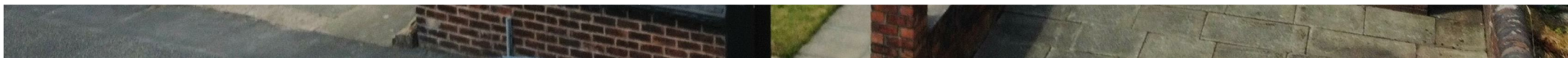




324, West End Road, Haydock, WA11 0AY

Offers In Excess Of £135,000

*David
Davies* Collection



324, West End Road, Haydock, WA11 0AY

- EPC: C
- Council Tax Band - A - St Helens
- Tenure: Leasehold 834 Years Remaining
- Mid Terraced Property
- Three Double Bedrooms
- Garden Fronted
- Open Plan Reception Room
- Modern Kitchen
- Ground Floor Shower Room
- Secure Parking At Rear

Welcome to this generously proportioned three-bedroom terraced home, ideally located on West End Road in the heart of Haydock. With excellent local amenities, schools, and transport links nearby, this spacious property offers superb potential for growing families, first-time buyers, or investors alike.

The property is garden fronted, giving it strong kerb appeal, and is well set back from the road. Upon entering, you're greeted by an entrance porch leading into a welcoming hallway with stair access. The ground floor boasts a large open-plan reception area, seamlessly connecting the living room and dining space —ideal for entertaining or family living.

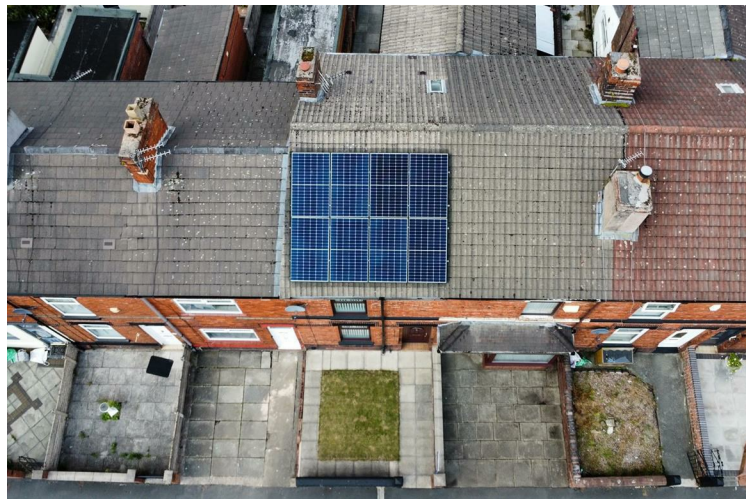
To the rear of the property is a modern fitted kitchen featuring ample cupboard and worktop space, along with a stylish ground floor shower room for added convenience.

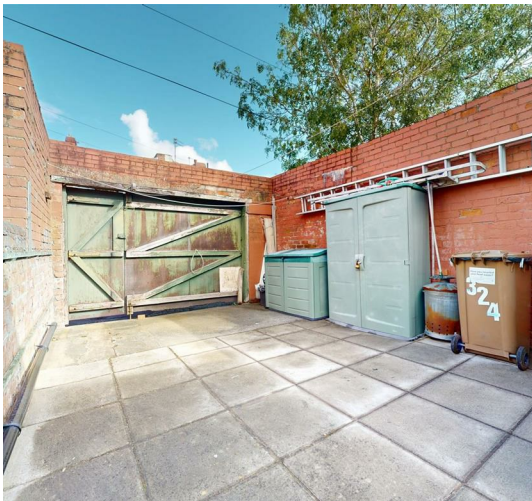
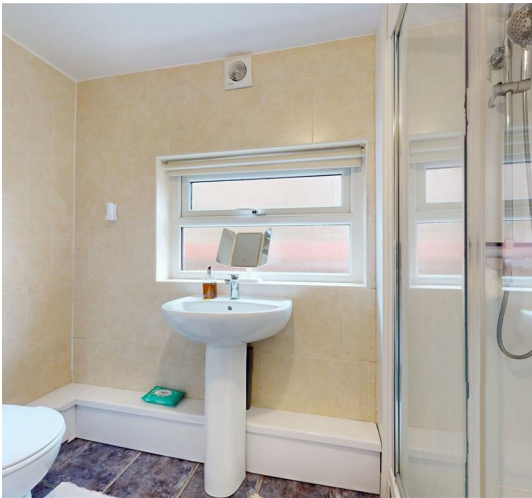
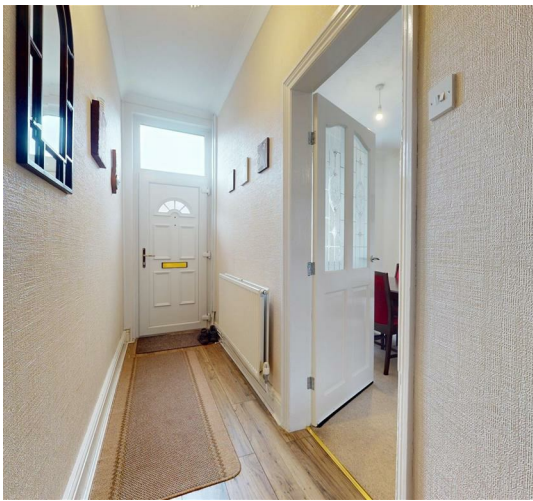
Upstairs, the first floor offers three impressively sized double bedrooms, all accessible from the central landing, providing comfortable accommodation with scope for personalisation.

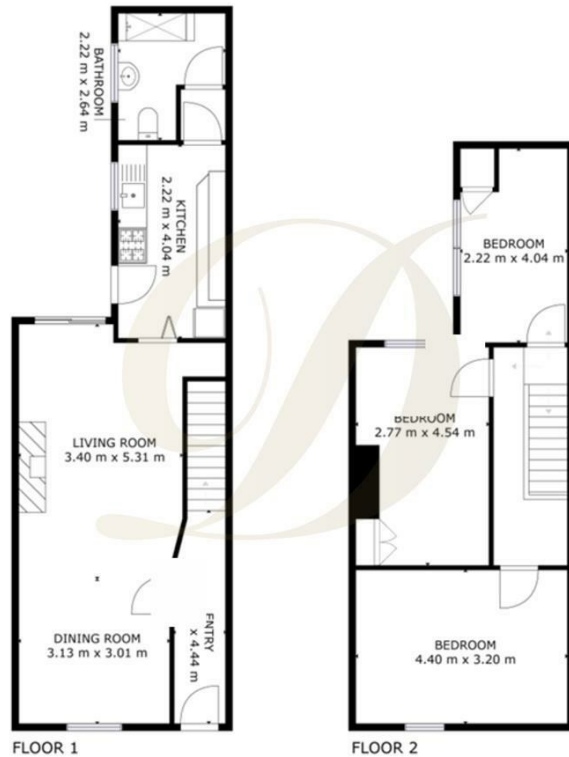
Externally, the rear of the property features a low-maintenance yard with wide gates, allowing the option for secure off-road parking or additional storage space.

This is a substantial home with versatile living space in a well-established area. Early viewing is recommended to appreciate the size and potential on offer.

EPC: C







GROSS INTERNAL AREA
FLOOR 1: 50 m², FLOOR 2: 44 m²
TOTAL: 94 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



David Davies

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David Davies

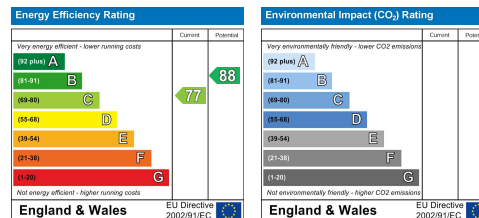
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