



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



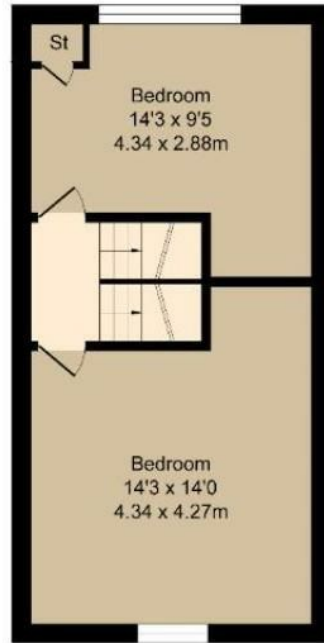


Total Approx. Floor Area 1228 Sq.ft. (114.1 Sq.M.)

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

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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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

