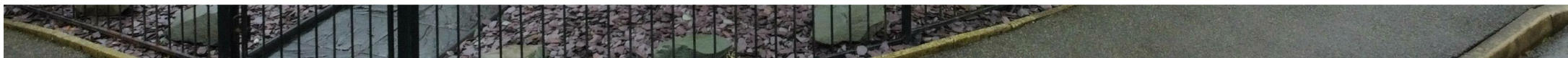




1, The Hedgerows, Haydock, WA11 0WG

£235,000

*David
Davies* Collection



1, The Hedgerows, Haydock, WA11 0WG

- EPC: D
- Leasehold - 975 Years Remaining
- Modern Throughout
- Kitchen With Integrated Oven And Hob
- Driveway And Garage
- Council Tax Band: C - St Helens
- Detached Property Situated On A Corner Plot
- Three Reception Rooms Including Conservatory
- Three Spacious Bedrooms, Master Room With En Suite
- Low Maintenance Rear Garden

Introducing a superb opportunity to acquire a beautifully presented detached family home, perfectly positioned on a sought-after corner plot in the popular area of Haydock. Ideally located for public transport, well-regarded schools, and a selection of local amenities, this property offers both convenience and comfort in equal measure.

The home is immaculately maintained throughout and features three generously sized reception rooms. The bright and welcoming lounge enjoys a dual-aspect outlook, allowing natural light to flood the space. The separate dining room, with patio doors opening onto the rear garden, provides an excellent setting for entertaining or relaxed family meals. Completing the trio of reception spaces, the conservatory offers a peaceful spot to unwind, with direct access to the garden.

The modern, light-filled kitchen is fitted with contemporary units and appliances, complemented by an elegant archway that opens into the dining area. A downstairs WC adds further practicality for busy family life.

To the first floor, the property offers three well-proportioned bedrooms, including a spacious master bedroom with fitted wardrobes and a private en-suite. A second double bedroom and a comfortable single bedroom are served by a neutrally finished family bathroom.

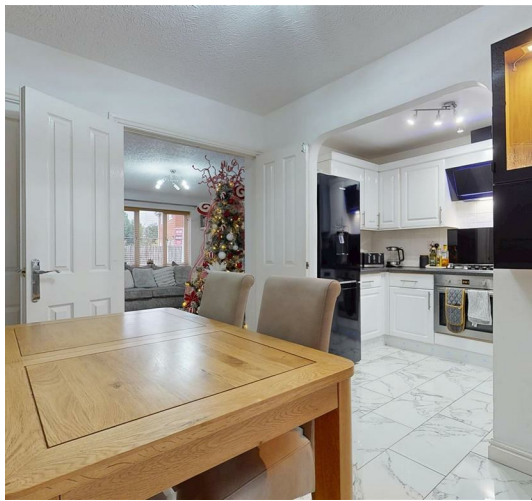
Externally, the property benefits from low-maintenance gardens that wrap around the plot, providing pleasant outdoor space without the upkeep. A driveway to the side leads to a detached garage, offering off-road parking and valuable storage.

Combining versatile living space with practical modern features, this delightful home is an excellent choice for families seeking a well-located and move-in-ready property.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

EPC: D







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

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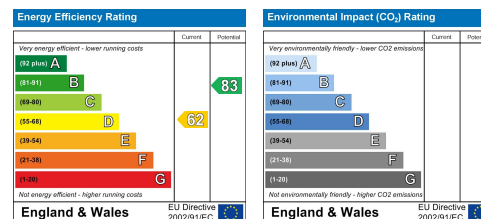
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