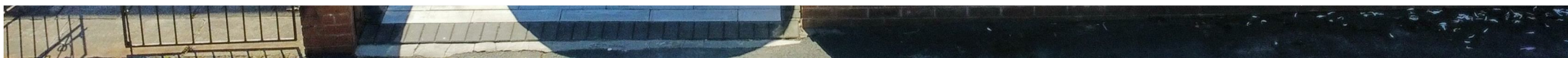




42, Clipsley Crescent, Haydock, WA11 0UH

£195,000

*David
Davies* *Collection*



42, Clipsley Crescent, Haydock, WA11 0TH

- EPC: D
- Council Tax: B - St Helens
- Leasehold - 938 Years Remaining
- Semi Detached Property
- Two Reception Rooms
- Good Sized Kitchen
- Three Bedrooms With Fitted Wardrobes To Master Bedroom
- Family Bathroom With Shower Over Bath
- Off Road Parking
- Close To Local Amenities

David Davies Sales & Lettings Agent are delighted to present this extended three-bedroom semi-detached home, offering spacious and well-designed living accommodation, perfect for families or first-time buyers.

The ground floor begins with an entrance hallway, leading into a bright and airy living room, which flows seamlessly into the dining area, creating a fantastic open-plan space for relaxing and entertaining. The rear extension houses the kitchen, featuring a modern layout with a breakfast bar, providing the perfect setting for casual dining and meal preparation.

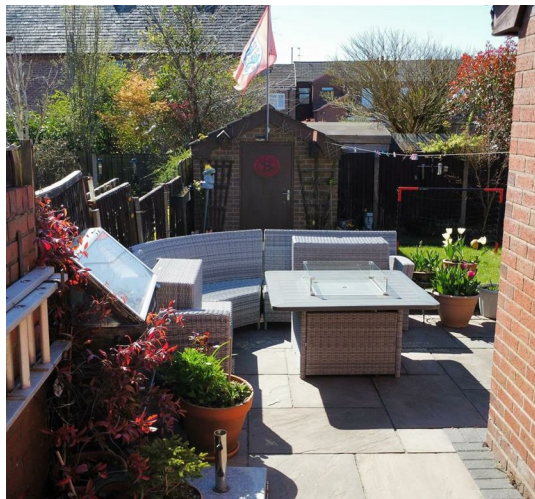
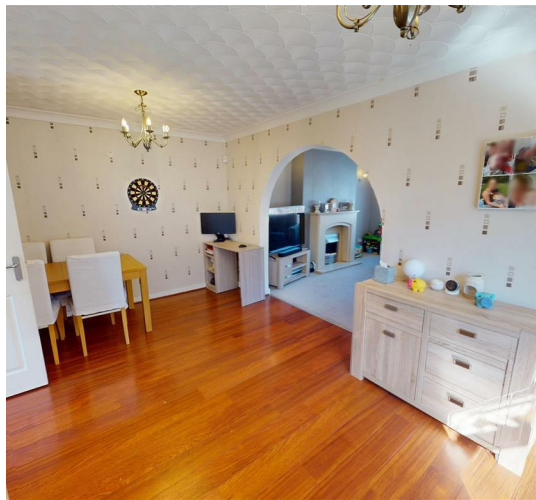
To the first floor, the property boasts three well-proportioned bedrooms, two of which are generous doubles with fitted wardrobes, offering excellent storage solutions. A family bathroom completes the floor, providing a functional and stylish space.

Externally, the front of the property benefits from a driveway with parking for one car, complemented by a low brick wall for added security. The rear garden is a real highlight, featuring a higher-level flagged patio area for seating, which steps down to a lawned garden, offering a great outdoor space for relaxation and play.

Situated in a popular residential location, this home is close to local schools, transport links, and amenities, making it an ideal choice for those looking for a comfortable and well-located family home.

EPC: D








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

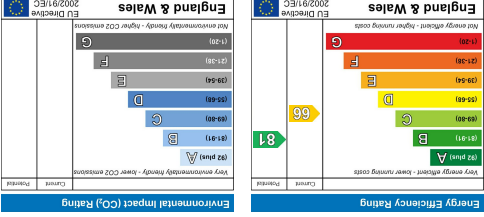


A better mortgage deal made a good deal easier

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



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.



Information on tenant permitted fees can be accessed via the link below
www.daviddaviesestateagent.co.uk/tenant
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk
 T: 01744 885753
 22 Church Road, Rainford, St Helens, WA11 8HE