



36, Ashbury Drive, Haydock, WA11 0FA

£175,000

*David
Davies* *Collection*

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- EPC: C
- Council Tax Band: B
- Leasehold - 968 Years Remaining
- No Onward Chain
- Semi Detached Property
- Reception Room
- Modern Kitchen And Dining Area
- Two Bedrooms
- Convenient Location For A580 And M6 Motorway
- Good Sized Rear Garden And Driveway Parking

Offered to the sales market with 'No Onward Chain', this well-presented two-bedroom semi-detached home is an excellent opportunity for first-time buyers, downsizers, or investors.

Ideally located on the ever-popular Haydock Estate, just off Haydock Lane, the property enjoys a convenient position with swift access to the M6 motorway and A580 East Lancashire Road, making it perfect for commuters.

Internally, the accommodation briefly comprises a bright and welcoming lounge, ideal for relaxing, and a modern fitted kitchen with dining area, providing a sociable space for everyday living and entertaining.

To the first floor is a contemporary bathroom and two well-proportioned bedrooms, offering comfortable and versatile living space.

Further benefits include gas central heating and double glazing throughout. Externally, the property boasts gardens to both the front and rear, including a good-sized rear garden, along with off-road driveway parking for two vehicles.

Early viewing is highly recommended to fully appreciate the location, condition, and convenience this home has to offer.

EPC: C



Floorplan To Follow





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David Patrick Davis

