



**6, Juddfield Street, Haydock, WA11 0BB**

**£115,000**

*David  
Davies* *Collection*

## 6, Juddfield Street, Haydock, WA11 0BB

- EPC: C
- Council Tax Band: A - St Helens
- Leasehold - 825 Years Remaining
- Mid Terrace Property
- Two Reception Rooms
- Practical Kitchen
- Ground Floor Bathroom
- Two Double Bedrooms
- Low Maintenance Rear Yard
- Driveway

We are delighted to bring to market this charming two-bedroom mid-terraced property, offering a well-designed layout and the added benefit of off-road parking.

Perfect for first-time buyers, downsizers, or investors alike, this home combines comfortable living with convenient access to local amenities.

Stepping inside, the ground floor features a welcoming front reception room, an additional reception space currently used as a dining room, and a practical galley-style kitchen that flows into an ante space, leading to a ground floor bathroom.

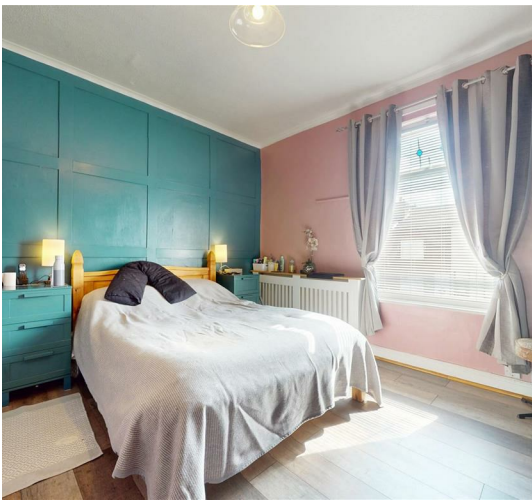
To the first floor, you will find two generously sized double bedrooms, both offering ample room for furnishings and storage.

Externally, the property boasts a low-maintenance rear yard, complete with a shed for additional storage, while to the front, a private driveway provides convenient off-road parking for one vehicle.

This well-positioned home presents an ideal opportunity for those seeking a property with great potential in a popular and accessible location.

EPC: C

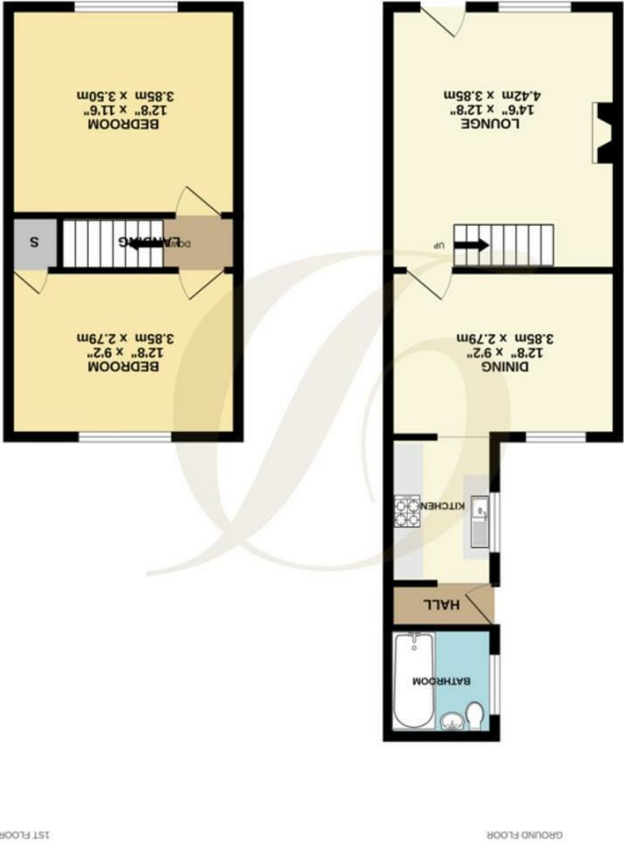






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Energy Efficiency Rating

| Energy Rating | Very energy efficient - lower running costs | Very energy efficient - higher running costs |
|---------------|---------------------------------------------|----------------------------------------------|
| A             | 92-100                                      | 81-91                                        |
| B             | 81-91                                       | 71-80                                        |
| C             | 69-80                                       | 55-68                                        |
| D             | 55-68                                       | 45-54                                        |
| E             | 45-54                                       | 35-44                                        |
| F             | 35-44                                       | 25-34                                        |
| G             | 25-34                                       | 1-24                                         |

England & Wales 2002/1/EC



Environmental Impact (CO<sub>2</sub>) Rating

| Environmental Impact (CO <sub>2</sub> ) Rating | Very environmentally friendly - lower CO <sub>2</sub> emissions | Very environmentally friendly - higher CO <sub>2</sub> emissions |
|------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------|
| A                                              | 1-10                                                            | 1-10                                                             |
| B                                              | 11-20                                                           | 11-20                                                            |
| C                                              | 21-30                                                           | 21-30                                                            |
| D                                              | 31-40                                                           | 31-40                                                            |
| E                                              | 41-50                                                           | 41-50                                                            |
| F                                              | 51-60                                                           | 51-60                                                            |
| G                                              | 61-70                                                           | 61-70                                                            |

England & Wales 2002/1/EC



Information on tenant permitted fees can be accessed via the link below

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