



**244, Church Road, Haydock, WA11 0LE**

Offers Over £250,000

**David Davies**  
Collection

# 244, Church Road, Haydock, WA11 0LE

- EPC: C
- Freehold
- Two Reception Rooms
- First Floor Family Bathroom
- Large Rear Garden
- Council Tax Band: C - St Helens
- Extended Detached Property
- Modern Kitchen
- Three Good Sized Bedrooms + Loft Room
- Great Location, Close To Local Amenities

Presented to the market is this extended three-bedroom detached property, ideally positioned on the ever-popular Church Road in Haydock.

The home offers generous living accommodation throughout, combined with modern improvements and excellent access to nearby amenities, making it an attractive choice for families, professionals, or anyone seeking a well-connected residential location.

The property has been significantly enhanced with both front and rear extensions, creating a spacious layout designed for comfortable everyday living.

The ground floor features a bright and inviting reception room, providing a welcoming space for relaxation or entertaining.

To the rear, the extended kitchen offers excellent storage and worktop space, along with the capacity for dining, creating a practical and sociable area at the heart of the home.

To the first floor, the property boasts three well-proportioned bedrooms, each offering flexibility for family life, guest accommodation, or home working. A contemporary family bathroom serves all rooms and completes the upper level. The property also benefits from additional loft space, offering convenient storage or potential for further development, subject to the relevant planning permissions.

Situated close to local amenities, this property provides easy access to a selection of shops, eateries, supermarkets, and reputable schools, as well as excellent transport links and major commuter routes connecting St Helens, Liverpool, Wigan, and the wider region.

Offering a blend of extended living space, modern comfort, and a desirable location, this property represents a fantastic opportunity for buyers seeking a well-presented home in a sought-after part of Haydock.

EPC: C

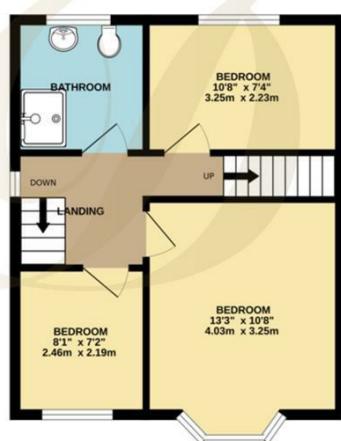




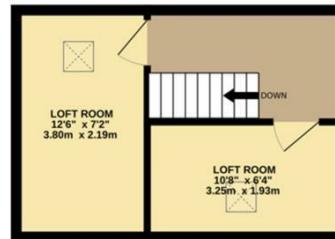
GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR  
222 sq.ft. (20.7 sq.m.) approx.



**David  
Davies**

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*David, Paul, David*

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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	
Current	Potential
79	80

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Property Redress Scheme

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	
Current	Potential

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