



64, Old Whint Road, Haydock, WA11 0DW

Offers Over £175,000

David **D**
Davies **D** *Collection*

64, Old Whint Road, Haydock, WA11 0DW

- EPC:D
- Freehold
- Three Bedrooms
- Great Location
- Council Tax Band:B
- Semi Detached Property
- Integral Garage
- Loft With Velux And Power

We are delighted to have the opportunity to bring to market this three bed semi detached property, located in a much sought-after area sitting on a lovely corner plot and rarely available position on Old Whint Road, Haydock.

The property benefits from gas central heating, double glazing, and briefly comprises: Porchway, entrance hallway, lounge and separate dining room, the kitchen, incorporating an extensive array of wall and base storage solutions, with solid worktops, breakfast bar facility. The integral garage has been expertly converted to house a nice sized utility room and ground floor cloakroom W/C still leaving a great space for garage usage's.

To the first floor we have three bedrooms and family bathroom, which has recently been renewed and is finished to a very high standard. The loft to the property has a drop down ladder with power and Velux, the loft been of a very good size.

To the rear of the property, we have a flagged patio area, which is ideal to sit and relax and enjoy family time with the BBQ in the summer months. To the front of the property, we have a substantial driveway, which has been recently renovated again to a very high standard and provides an abundance of off road parking, along with a turfed area laid to lawn.

The property benefits from lots of local amenities with primary and secondary schools all within proximity. With excellent transport links being ideally situated by the A580 with routes to Liverpool, Manchester and beyond.

Internal inspection is highly recommended on this property.

EPC:D





Floorplan To Follow



**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, Paul, David

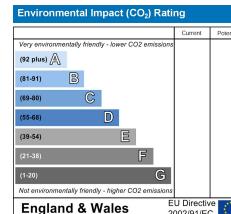
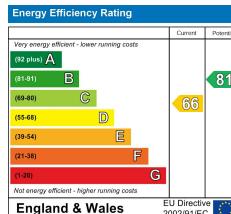
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