

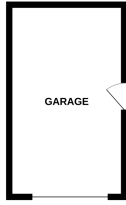


*80 Holly Road, Haydock, St Helens, Merseyside.
WA11 0JT.
Offers Over £205,000*

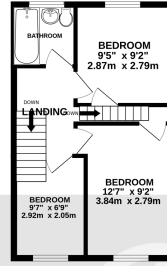
Freehold | Council Tax Band B | Loft Conversion | Detached Garage | 90ft Rear Garden | Driveway
For Multiple Cars | Well Presented – Must Be Viewed | Open Plan Kitchen / Conservatory



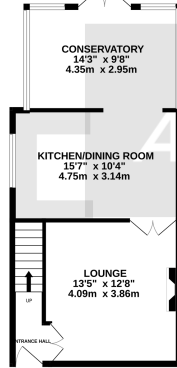
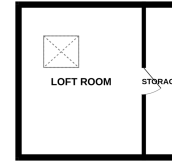
GROUND FLOOR
698 sq ft (64.9 sq m) approx.



1ST FLOOR
355 sq ft (33.0 sq m) approx.



2ND FLOOR
214 sq ft (19.9 sq m) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Beautiful family home located on a lovely residential estate which is close to local amenities, transport links and highly regarded schools. This fabulous property is presented immaculately both inside and out and in brief comprises entrance hallway with stair access, good sized lounge with French oak doors leading both in and out of the room, modern kitchen / diner offering plenty work and storage space and open access in to the conservatory. Up to the first floor you will find three bedrooms and modern family bathroom and the added bonus of extra space via the loft conversion. Externally there is wonderful rear garden with both patio and grassed area stretching a massive goft !! detached garage to the side and driveway to the front.

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Contact your local office to arrange a viewing:

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- Winwick: 01925 232146
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- St.Helens: 01744 754120
- Wigan: 01942 498862
- Culcheth: 01925 764744
- Ashton-In-Makerfield: 01942 364446
- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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