



Arrowsmith Road
Haydock
St Helens
Merseyside
WA11 0QE

Offers in Excess of £156,000

bettermove

Arrowsmith Road

St Helens

Bettermove are proud to present this charming three bedroom semi-detached house in Haydock, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has a driveway providing off street parking. The council tax band is A.

The interior of this beautifully presented property comprises a spacious through lounge/dining room, fitted kitchen and family bathroom on the ground floor. The first floor consists of three bedrooms with an en suite WC to the master bedroom. The exterior boasts gardens to the front and rear with lawn and patio seating areas, perfect for enjoying the summer months.

Located in the popular area of Haydock, the property is close to a number of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A580, M6, Earlestown, Newton-le-Willows and Garswood rail stations.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

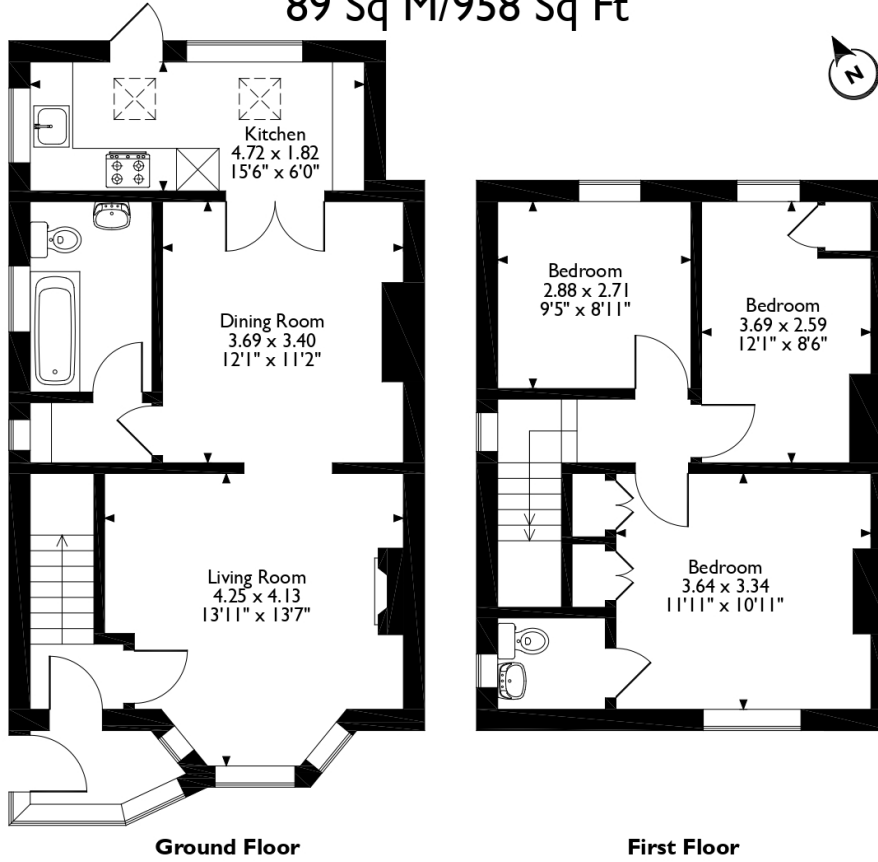
The exclusivity fee is returned to you upon successful completion of the property.




Arrowsmith Road Haydock, St. Helens

Approximate Gross Internal Area

89 Sq M/958 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |



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