



1, Magnolia Close, Haydock, St. Helens, Merseyside, WA11 0AG

RECENTLY REDUCED! ATTENTION FAMILIES AND INVESTORS!! We are absolutely delighted to offer this immaculate home FOR SALE. Benefiting from modern decor throughout, this property would be an ideal family home or investment opportunity. This spacious property is ideally located in nice residential area.

Benefits

- Double Glazing
- Gas central heating
- Side and rear garden
- Off-road parking
- Modern decor
- Spacious living area



Porch 3'2" x 6'8" (0.99m x 2.04m)

Double glazed with tiled floor

Hall 4'7" x 5'8" (1.4m x 1.73m)

Lounge 11'9" x 14'4" (3.6m x 4.38m)

Double glazed bay window. Central fire place

Dining Room 7'10" x 9'8" (2.41m x 2.96m)

Study/Play Room 7'9" x 8'11" (2.37m x 2.72m)

Kitchen 9'7" x 7'1" (2.94m x 2.16m)

Door opening out onto the garden. Oak style units with plenty of work top space. Electric hob and oven. Stainless steel sink.

Bedroom 1 9'3" x 13'8" (2.83m x 4.18m)

Extensive storage space

Bedroom 2 9'3" x 10'5" (2.83m x 3.19m)

Built in double wardrobe

Bedroom 3 5'10" x 6'2" (1.79m x 1.9m)

Bathroom 5'6" x 5'9" (1.68m x 1.77m)

Modern bathroom suite with shower unit over bath.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
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