

Avery Road, Haydock, St Helens WA11



4 beds

£349,950



## Key Features

- 4 Bedroom Detached
- Block Paved Driveway
- Cul-de-Sac location
- Ensuite to Master Bedroom
- Fitted Wardrobes
- Gardens Front and Rear

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
100-109 <b>A</b>			102-109 <b>A</b>		
81-99 <b>B</b>			81-99 <b>B</b>		
62-80 <b>C</b>			62-80 <b>C</b>		
43-61 <b>D</b>			43-61 <b>D</b>		
25-42 <b>E</b>			25-42 <b>E</b>		
9-24 <b>F</b>			9-24 <b>F</b>		
1-8 <b>G</b>			1-8 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ).		

## Full Description



## GROUND FLOOR

### PORCH:

Entrance door into Porch with inner door into

### ENTRANCE HALLWAY:

Telephone point, radiator, stairs to the first floor.

### CLOAKROOM / WC:

Soft close wc, hand wash basin, tiled flooring and tiled walls, uPVC window to front and heated towel rail.

### LOUNGE: 6.06m x 3.62m (19'11" x 11'11")

Sliding patio door to rear elevation opening into rear garden. Living flame effect gas fire in marble surround with inset lighting, radiator and television point. Double doors to hall and double doors to:

### DINING ROOM: 4.11m x 3.62m (13'6" x 11'11")

uPVC window to front, radiator.

### KITCHEN / BREAKFAST ROOM: 5.16m x 2.94m (16'11" x 9'8")

uPVC double glazed window to rear, sliding patio door, kitchen is fitted with a range of wall and base units with one and a half bowl stainless steel sink, part tiled walls, underlights on cabinets, integrated oven, 5 ring hob and grill, dishwasher space, radiator, telephone point, broom cupboard.

### UTILITY ROOM: 2.81m x 2.24m (9'3" x 7'4")

Plumbing for washing machine, stainless steel single drainer sink unit, uPVC window and door to side, base units, radiator, through door into garage.

### INTEGRAL GARAGE: 5.80m x 2.81m (19'0" x 9'3")

uPVC window to side, wall mounted boiler, telephone point, tap.

## FIRST FLOOR:

### LANDING:

Access to the attic and storage cupboard, radiator, uPVC window to front aspect, galleried landing with timber balustrade.

### BEDROOM ONE: 5.64m x 4.01m max (18'6" x 13'2" max)

2x uPVC windows to rear offering stunning views, telephone point, wardrobes and radiator.

### EN-SUITE TO MASTER BEDROOM:

uPVC window to side, soft close wc, radiator, wash hand basin, tiled walls, shower cubicle with power shower and laminate flooring.

**BEDROOM TWO: 5.24m x 3.14m (17'2" x 10'4")**

uPVC window to rear, fitted wardrobes, radiator, television and telephone point.

**BEDROOM THREE: 3.71m x 3.62m (12'2" x 11'11")**

uPVC window to front, fitted wardrobes, wood effect flooring, television point and radiator.

**BEDROOM FOUR: 2.97m x 2.81m (9'9" x 9'3")**

uPVC window to front, wood effect flooring and radiator.

**BATHROOM: 2.81m x 2.18m (9'3" x 7'2")**

uPVC window to side, vinyl flooring and tiles walls. Soft close WC, pedestal wash handbasin and corner whirlpool type bath. Separate corner shower unit.

**OUTSIDE:**

**FRONT GARDEN:**

Well maintained lawn with stone set off road parking for multiple vehicles and a garage.

**REAR GARDEN:**

Stone set patio area with pathway extending around the perimeter of the property. Raised beds with plants and shrubs, Steps leading to a lawn area which has an open aspect overlooking greenbelt. Mature plants, fruit trees and shrubs.

**ENERGY EFFICIENCY RATING: D**

**DISCLAIMER:**

**IMPORTANT NOTICE:**

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part of a contract or a warranty. Floor plan is for illustrative purposes only. Measurements are approximate and not to scale.

'The services and or Appliances have not been tested'

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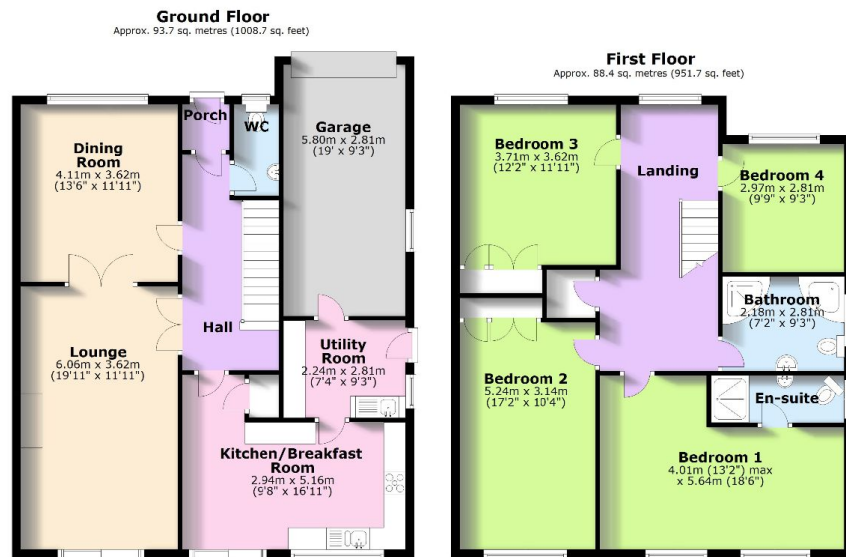


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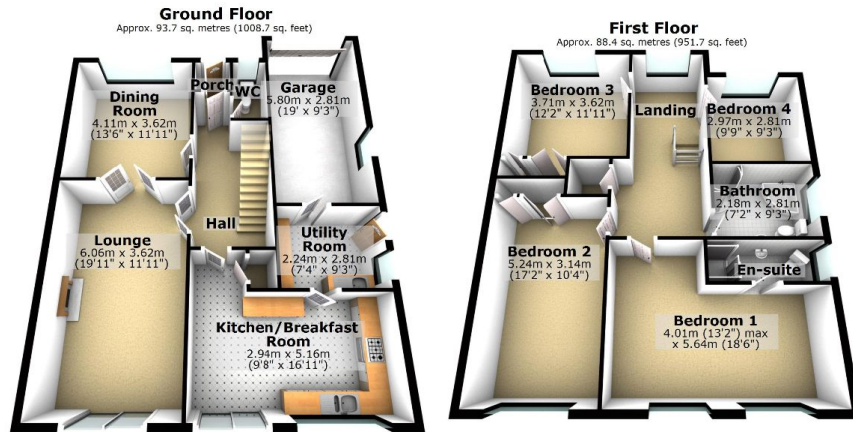
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We would like to point out that all measurements, floor plans and photographs are for guidance purposes only. If there is any point, which is of particular importance to you, please obtain professional confirmation.

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Total area: approx. 182.1 sq. metres (1960.4 sq. feet)



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