

Wagon Lane, Haydock, St. Helens



3 beds

£279,950



Key Features

- 3 Bed Detached Bungalow
- Spacious Corner Plot & Extensive Garden
- Close to Local Amenities
- Full central heating and double glazing
- Close To Schools and Motorway
- Energy Efficiency Rating: E

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	53	75	43
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p> <p>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.</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p> <p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).</p>	

Full Description



There is a rather grand hallway, lounge, dining room, kitchen with open plan family room and large conservatory to the rear. The master bedroom is on the ground floor with dressing room, en-suite with 4 piece bathroom suite, sauna and utility room. To the first floor there are 2 double bedrooms and a shower room. Outside there are large well stocked landscaped gardens with parking for multiple vehicles and a detached garage.

ENTRANCE HALLWAY:

With stairs leading to the first floor bedrooms, central heating radiator and tiled flooring.

LOUNGE: 3.67m x 5.57m (12' x 18'3)

Two double glazed windows , central heating radiator and log burner opening into:

DINING ROOM: 3.56m x 3.57m (11'8 x 11'9)

With central heating radiator and double doors leading into:

CONSERVATORY: 6.10m x 3.25m (20' x 10'8)

Double glazed doors opening up into the rear garden, laminate flooring and two central heating radiators.

KITCHEN (8'4 x 13'1) / FAMILY ROOM: (12' x 11'9)

Fitted with a range of wall and base units incorporating a sink and drainer, gas hob and double oven, dishwasher, washing machine and dryer. Tiled flooring and spotlights with double glazed patio doors leading into the conservatory.

BEDROOM ONE (Master): 5.33m x 3.61m (17'6 x 11'10)

Double glazed windows, central heating radiator, laminate flooring and access to the En-suite, dressing room and sauna.

STUDY: 2.17m x 2.46m (7'1 x 8'1)

Currently used as an office with double glazed window and central heating radiator.

SAUNA: 3.17m x 2.46m (10'5 x 8'1)

EN-SUITE 1.86m x 2.42m (6'1 x 7'11)

Fitted with a four piece suite comprising of a corner bath, tiled shower cubicle, low level wc and sink with vanity unit and central heating radiator.

BEDROOM TWO: 4.25m x 2.60m (13'11 x 8'6)

Two double glazed windows, central heating radiators and laminate flooring.

BEDROOM THREE: 2.33mx 3.49m (7'8 x 11'5)

Double glazed window, central heating radiator and laminate flooring.

SHOWER ROOM 1.58m x 1.77m (5'2 x 5'10)

Double glazed frosted window, tiled shower cubicle, low level wc and sink with vanity unit, laminate flooring and central

heating radiator.

OUTSIDE:

There are large well stocked landscaped gardens with a patio area.

PARKING:

With enough space to accommodate approximately 10 vehicles.

GARAGE: 5.85m x 4.85m (19'2 x 5'11)

Detached garage

ENERGY EFFICIENCY RATING: D

DISCLAIMER:

IMPORTANT NOTICE:

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'The services and or Appliances have not been tested'



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