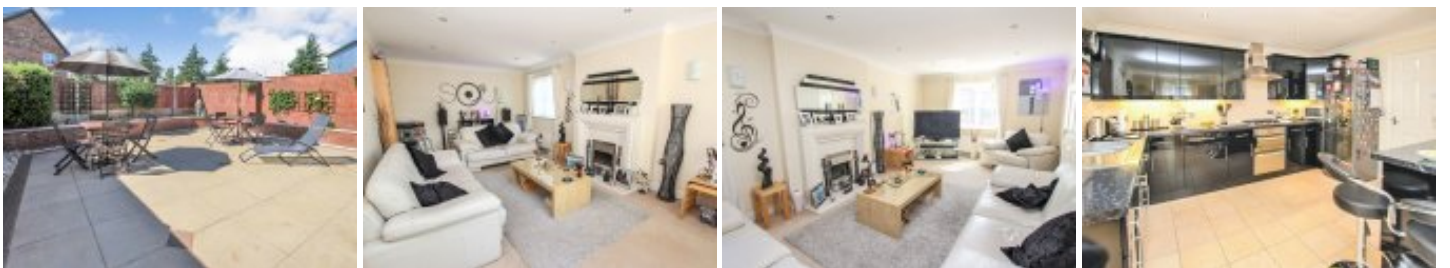


Cavan Drive, Haydock, St. Helens



Offers in the region of £290,000



## Key Features

- 4 Bedroom Detached
- Conservatory
- Full central heating and double glazing
- Garage & Driveway
- Close to Local Amenities
- Close To Schools and Motorway

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
192-100) A			192-100) A		
(81-111) B			(81-111) B		
(55-80) C			(55-80) C		
(39-54) D			(39-54) D		
(21-38) E			(21-38) E		
(9-16) F			(9-16) F		
(1-8) G			(1-8) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	88	90		86	89
England & Wales EU Directive 2002/91/EC			England & Wales 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



### ADDITIONAL INFORMATION:

The property includes a fully owned (not leased) 4kW Solar Panels System, giving reduced electricity bills and an annual cash return from the Feed - in Tariff that was agreed with it.

The Feed - in Tariff was negotiated before it was halved and then completely cut by the government. The payments are also index linked and therefore rise every year.

The most recent payments returned for the last 12 months totalled approx £2000.

With 12 years left on this fixed contract, that would result in a probable minimum cash return of £24,000 over that 12 year period.

### HALLWAY:

Laminate flooring and stairs leading to the first floor.

### LOUNGE: 6.84m x 3.46m (22'5 x 11'4)

Window to front and side elevation. Fireplace with electric fire.

### KITCHEN: 2.33m x 3.93m (7'8 x 12'11)

Fitted with black gloss wall and base units with complimentary worktops. 5 Ring gas hob, electric oven and integrated dishwasher and washing machine.

### DINING ROOM: 4.41m x 3.15m (14'6 x 10'4)

Open plan with breakfast bar to kitchen. Tiled flooring, window to front elevation and patio doors leading to conservatory.

### CONSERVATORY: 4.92m x 2.75m (16'2 x 9')

Tiled floor with the benefit of under floor heating and french windows to the side garden.

### WC:

Low level WC and wash basin.

### LANDING:

Loft access and boiler cupboard.

### BEDROOM ONE: 3.25m x 3.49m (10'8 x 11'5)

Fitted double wardrobes and window to the front elevation.

### ENSUITE:

Fitted with 3 piece suite comprising of low level WC, wash basin and single shower unit. Window to front elevation

### BEDROOM TWO: 3.37m x 3.15m (11'1 x 10'4)

Fitted double wardrobes and window to the front elevation.

### BEDROOM THREE: 2.78m x 3.72m (9'1 x 12'2)

Fitted double wardrobes and window to the side elevation.

**BEDROOM FOUR: 2.41m x 2.67m (7'11 x 8'9)**

Window to the side elevation.

**BATHROOM: 1.68m x 2.30m (5'6 x 7'7)**

Fitted with a three piece suite comprising of low level WC, wash basin and bath with shower above.

**FRONT GARDEN:**

Paved front with single garage and tarmac driveway.

**SIDE GARDEN:**

Easily maintained with block paving and raised borders.

The property benefits from full UPVC double glazing and gas central heating.

**ENERGY EFFICIENCY RATING: B**

**DISCLAIMER:**

**IMPORTANT NOTICE:**

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract,

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'

# BELVOIR!

Haydock Office  
143 Clipsley Lane Haydock St Helens Merseyside  
WA11 0UD



Call: 01744 670670

[belvoir.co.uk/haydock](http://belvoir.co.uk/haydock)

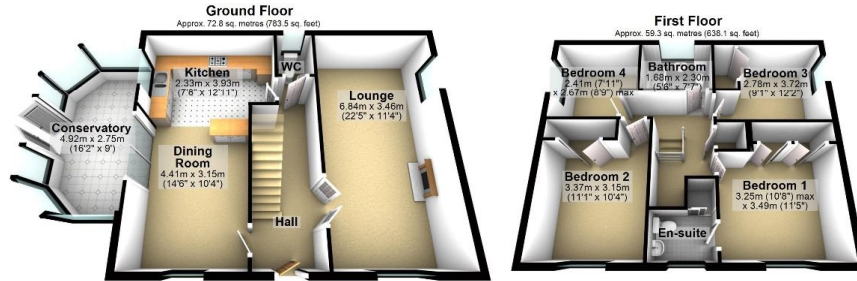
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only. If there is any point, which is of particular importance to you, please obtain professional confirmation.



Cavan Drive, Haydock, St. Helens



Total area: approx. 132.1 sq. metres (1421.6 sq. feet)



Total area: approx. 132.1 sq. metres (1421.6 sq. feet)