



FRASER  
REEVES



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ELIZABETH ROAD  
HAYDOCK  
WA11 0PP

£180,000



ELIZABETH ROAD, HAYDOCK, MERSEYSIDE, WA11 0PP

Looking For A Spacious Three Bedroom Family Home With Large Gardens And Plenty Of Parking, Look No Further! 'Wow' Factor New Kitchen And A Large Conservatory Further Enhance This Desirable Traditional Home.

The property is approached via a large brick paved driveway providing valuable off road parking for multiple vehicles with useful gate to side.

This traditional family home is enhanced by gas central heating (combi boiler), UPVC double glazing, and comprises hall, spacious through lounge, breakfast kitchen, large conservatory all to the ground floor with three bedrooms and modern bathroom to the first floor.

The rear gardens are of a generous sized with a stone paved patio, a long lawn and most useful rear garden area, with timber shed and mature tree.

**General Services:**

All mains services are believed to be connected to the property.

**Local Authority:**

St Helens Borough Council

**Council Tax:**

A

**Tenure:**

Freehold



### **Entrance Hall**

With staircase to first floor.

### **Lounge**

A spacious and bright through room with bow window to front elevation, radiator, feature wood effect flooring, double doors to conservatory, door to kitchen.

### **Breakfast Kitchen**

A real 'wow' factor a newly fitted contemporary grey kitchen with wall, base and drawer units, plus island unit enhanced by wood work tops.

### **Conservatory**

A large addition to the property with feature tiled flooring, two skylight windows and inset ceiling spotlights.

### **First Floor**

#### **Landing**

Loft access hatch with useful pull down ladder leading to loft area, part boarded for storage.

### **Principal Bedroom**

A spacious room with fitted wardrobes, two UPVC windows to front elevations.

### **Bedroom 2**

Another good sized room again with fitted wardrobes and UPVC window to rear elevation.

### **Bedroom 3**

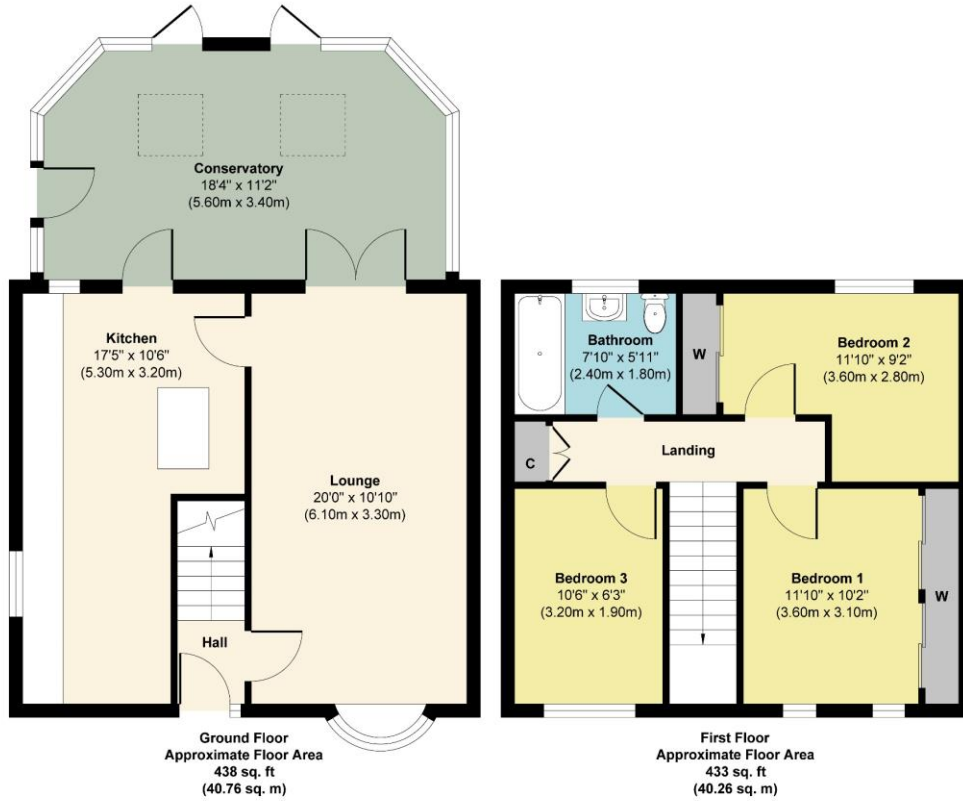
With window to front elevation.

### **Bathroom**

A modern three piece white suite with complementary tiling, UPVC double glazed window to rear elevation.



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**Approx. Gross Internal Floor Area 871 sq. ft / 81.02 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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