



AVERY ROAD

HAYDOCK, ST HELENS, WA11 0XA



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A Contemporary 5 Bedroom Detached Family Residence Recently Updated To A Superior Specification With Well Proportioned Rooms Having An Abundance of Natural Light And Benefitting From A Large Plot With 3 Most Useful Outbuildings Providing Potential For An Annex, Separate Office, Home Gym Or Swimming Pool (subject to necessary permissions).

This spacious 2400 sq.ft home is set well back providing abundance of parking to the front and side elevations. Security system in situ.

The property incorporates an entrance vestibule, an impressive double height hallway, WC, spacious lounge, dining room, newly fitted luxury kitchen, utility room, large conservatory, and bedroom 5 all to the ground floor with impressive galleried landing, 4 bedrooms, ensuite and luxury family bathroom to the first floor.

Complemented by a most generous lawned garden with 3 most useful outbuildings including a summer house, garden room and storeroom.

General Services: All mains services are believed to be connected to the property.

Local Authority: St Helens

Council Tax: Band E

Tenure: Freehold



Entrance Vestibule: Double doors open to a tiled entrance with useful seating and storage to either side. Further glazed double doors open to: -

Hallway: A most impressive double height entrance enhanced by wood flooring and feature oak turning staircase to first floor.

Lounge: A spacious and bright room with windows to three elevations enhanced by an impressive flame effect fire, double doors through to: -

Dining Room: A formal room overlooking the gardens.

Kitchen: A real wow factor this bright room has part double height ceilings, featuring a newly fitted contemporary kitchen with a comprehensive range of wall, base and drawer units, integrated oven and microwave, island unit with integrated seating area and integrate hob with feature extra hood above.

Conservatory: A large and bright room with double doors opening to gardens, 2 x radiators, access to both lounge and dining room.

Bedroom 5: A most useful flexible room ideal as a guest room.

First Floor

Galleried Landing: Another wow factor is the impressive bright area, with large window to front elevation with access to bedrooms.

Principal Bedroom: A spacious room with views over gardens to the rear.

Ensuite: Fitted corner shower, vanity unit with inset wash hand basin, WC, window to rear elevation.

Bedroom 2: A generous room with wood effect flooring, fitted mirrored wardrobes, window overlooking rear gardens.

Bedroom 3: Again, with fitted mirrored wardrobes, window to front elevation.

Bedroom 4: Again, with fitted mirrored wardrobes, window to front elevation.



Family Bathroom

Fitted luxury suite comprising bath with shower over and glazed shower screen, vanity unit with inset wash hand basin, WC, complementary tiled walls and floors, tiled radiator, window to rear elevation.

Avery Road, Haydock



Approx. Gross Internal Floor Area
 Main House = 2414 sq. ft / 224.38 sq.m
 Outbuildings = 920 sq. ft / 85.52 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		
69-80	C		
55-68	D		63 D
39-54	E	39 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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