



Millfield Lane, Haydock, St. Helens WA11 9TB

£99,950

A garden fronted two double bedroom mid terraced property with great potential throughout, accommodation briefly comprising of: Porch, open plan lounge/dining room, kitchen, ante space and bathroom with two double bedrooms to the first floor, Gas Central Heated and double glazed throughout. Enclosed rear courtyard. FOR SALE WITH NO CHAIN ABOVE.

Entrance

Entrance from a modern composite door into the porch.

porch

Upvc etched door into the lounge dining room.

Lounge

11'7" x 11'8" (3.54 x 3.56)

Double glazed windows to front elevation, wood effect laminated flooring, feature cast iron fire hearth, and heated from wall positioned radiators

Rear Lounge

11'8" x 11'7" (3.58 x 3.54)

Double glazed window to the rear elevation, radiator, access to the kitchen.

Kitchen

7'11" x 6'9" (2.43 x 2.07)

Fitted with a range of wall, base, and drawer units with work surfaces over, stainless steel single drainer sink unit, plumbed for an automatic washing machine, fitted oven, hob, and extractor, partially tiled.

Ante Space

Double glazed door to the rear

Bathroom

6'9" x 5'6" (2.07 x 1.69)

Fitted with a modern suite comprising W.C. pedestal wash hand basin and panelled bath with shower over, tiled walls, obscured double glazed window, and panelled radiator.

First Floor

Access to each room

Bedroom One

10'11" x 10'6" (3.33 x 3.22)

A good sized bedroom, with double glazed window to the front elevation, and heated from a panelled radiator.

Bedroom Two

12'11" x 8'8" (3.96 x 2.66)

A really good sized second bedroom, built in storage, housing the gas central heating boiler, and panelled radiator

Front Garden

An easily maintained garden area.

Rear

A well maintained enclosed courtyard with gate leading to a shared access and garden, (the vendor says they have use of the garden but the land isn't on the title deeds).

Ground Floor



First Floor



Every attempt is made to ensure accuracy however all measurements are approximate. The floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUz



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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