JONES POTTS TAYLOR

# 8 Cavan Drive

## Haydock, St. Helens, WA11 0GN

## £360,000

JonesPottsTaylor are delighted to present FOR SALE this immaculately presented, four / five bedroom detached property. Situated in a sought after residential location in Haydock, within close proximity to transport and network links, schools, shops and amenities. The property briefly comprises of; entrance hallway, living room with feature fireplace, a modern fitted kitchen / dining room of which both benefit from French doors opening to the rear garden, a separate dining room / fifth bedroom, an additional reception room / study and a downstairs WC. To the first floor are four double bedrooms, master bedroom features an ensuite shower room, three bedrooms benefit from fitted wardrobes and a further family bathroom with three piece suite. Outside to the front is an enclosed garden, with a driveway to the side leading to the detached garage. To the rear is a large private enclosed low maintenance garden.
Viewings for this property are a must, it offers a generous living space, high décor standard and potential.

- Sought After Residential Location
- Close To Transport & Network Links
- Substantial Living Space
- Potential Fifth Ground Floor Bedroom
- Driveway & Detached Garage
- Gas Central Heating & Double Glazed UPVC Windows

### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600
if you wish to arrange a viewing appointment for this property or require further information.

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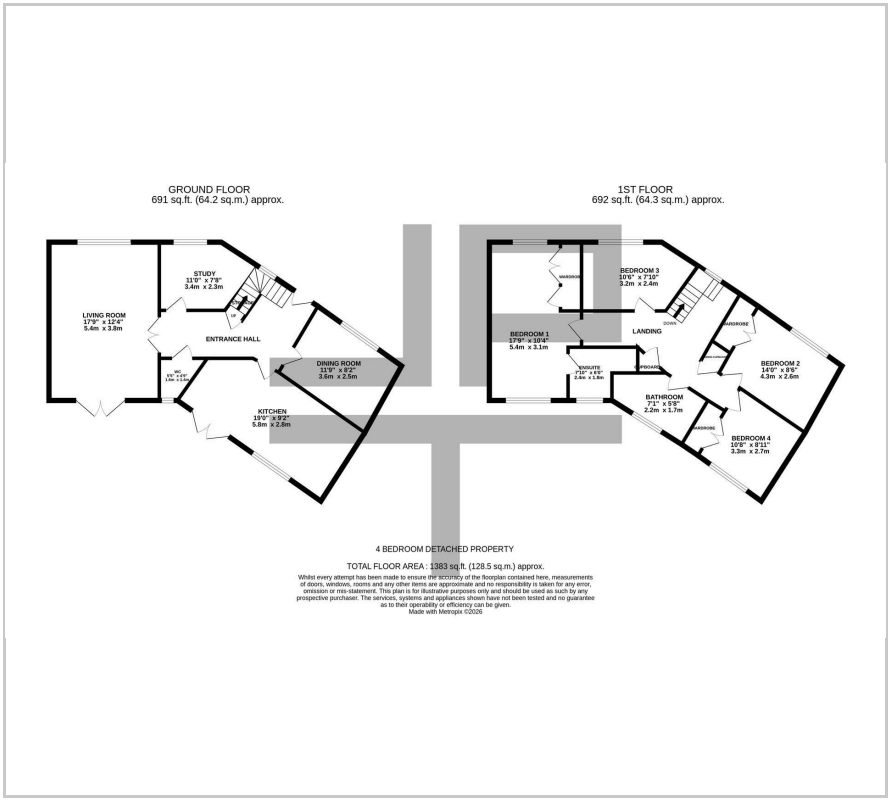
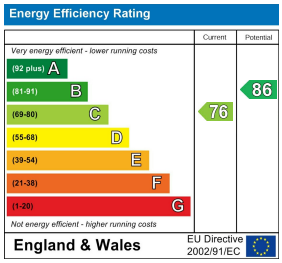
## Floor Plan




## Area Map

## Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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