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55 Haggerston Road
Offers Over £200,000

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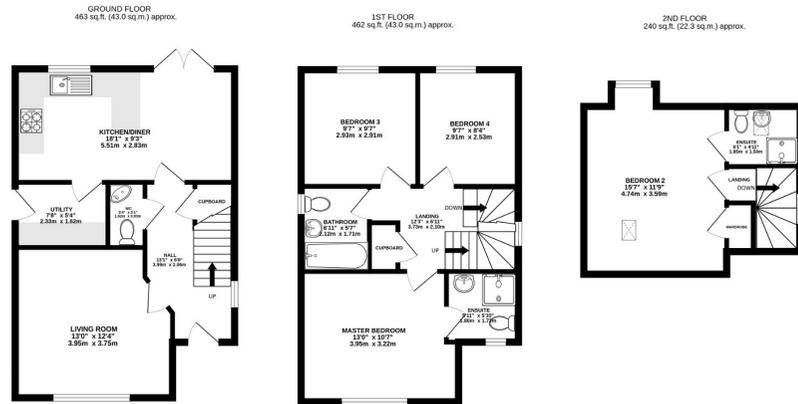


- Please Quote Ref: AH0284 For All Enquiries
- Three Storey Townhouse
- Garage En-Bloc
- Detached Family Home
- Four Good-Sized Bedrooms
- Two En-Suite Shower Rooms & Family Bathroom
- Downstairs WC & Utility Room
- Front Aspect Living Room & Kitchen/Diner Across The Rear
- Enclosed Rear Garden & Decked Patio
- Great Family Home With No Onward Chain

Located in the heart of the Crofton Grange development in West Blyth, we're presenting this attractive three-storey detached home to the market.

Fully loaded from top to bottom, this property comes with pretty much every room you'd expect & hope for within your next family home: a separate living room for that chill out time, a spacious eat-in kitchen/diner for meal times & entertaining, four well proportioned bedrooms across the top two floors that are accompanied by not one but two en-suite shower rooms & a family bathroom, followed by a separate WC & utility room at ground floor level.

As well as an enclosed rear garden with gated side access & a single garage en-bloc, there surely cannot be anything missing from this home on your viewing criteria wish list. The diary is now open and we are inviting immediate viewing interest.



TOTAL FLOOR AREA: 1166 sq.ft. (108.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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30/06/2023, 07:41 Energy performance certificate (EPC) - Flat in energy certificate - GUY/136

Energy performance certificate (EPC)		
St. Augustine Road St. Helens W14 4DS	Energy rating C	Valid until: 30 March 2028 Certificate number: 8756-7437-4120-4389-8822

Property type: Detached house
 Total floor area: 83 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)
<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.
[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy rating.
 Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
 For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

https://find-energy-certificates.service.gov.uk/energy-certificates/75c7417-4120-4389-8822/property.htm

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