



322 Higher Lane, St. Helens, WA11 8NE

Offers Over £775,000



**STAPLETON  
DERBY**

Located on the prestigious Higher Lane in Rainford, St. Helens, this unique self-build detached bungalow presents an exceptional opportunity for discerning buyers. Currently in the final stages of construction, this remarkable property is set to be completed by July 2026, allowing you to secure a brand new home tailored to your specifications.

The bungalow boasts three spacious bedrooms, providing ample room for family living or guest accommodation. With a large open plan living area, there is plenty of space for relaxation and entertaining. The high-spec kitchen and bathroom will be installed to the highest standards, ensuring a modern and comfortable living experience from the moment you move in.

One of the standout features of this property is its breath-taking views of the open fields at the front aspect, offering a serene backdrop that enhances the overall appeal of the home. The freehold status adds to the allure, providing you with complete ownership and control over your property.

Situated in a desirable location, this bungalow is conveniently close to local amenities and transport links, making it an ideal choice for those seeking both tranquillity and accessibility. This is truly a once-in-a-lifetime opportunity to acquire a stunning new home in a sought-after area. Don't miss your chance to make this dream property your own.









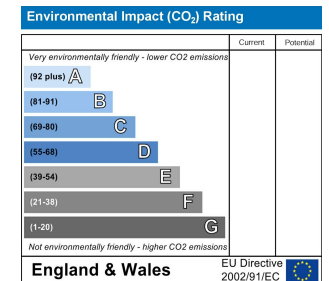
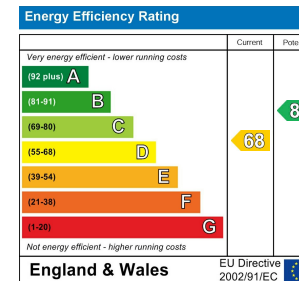
**Stapleton Derby**

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We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.