



# STAPLETON DERBY



Higher Lane, St. Helens, WA11 8AY

£369,995



We are delighted to bring to the market this attractive 3/4 bedroom detached property (previously a four bedroom and could be converted back) located on one of Rainford's premier roads, in the desirable area of Rainford Village. Situated on Higher Lane, this property is within close proximity to the village centre, main transport links and location provides an excellent base for the catchment of highly sought after schools. The property is perfect for a growing family looking to expand, with spacious rooms on offer, the internal accommodation briefly comprises: entrance hallway, cloakroom, lounge, dining room and kitchen. To the first floor there are three bedrooms and family bathroom. Externally, there is a lovely rear garden that is not directly overlooked, garden to the front, driveway to the side leading to the garage. Viewing recommended.

- SPACIOUS DETACHED HOUSE
- DINING ROOM
- CLOAKROOM
- FAMILY BATHROOM WITH JACUZZI BATH
- DRIVEWAY & GARAGE
- LOUNGE
- HIGH GLOSS FITTED KITCHEN
- THREE BEDROOMS
- FEATURE REAR GARDEN
- VIEWING COMES HIGHLY RECOMMENDED



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