STAPLETON DERBY

Higher Lane, St. Helens, WA11 8BJ

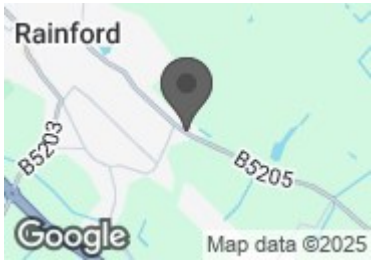
£399,950

3 | 1 | 2

Set back on an elevated plot in the village of Rainford, St. Helens, is this delightful semi-detached house on Higher Lane which offers a perfect blend of comfort and modern living. The property boasts a peaceful atmosphere while remaining within walking distance of local amenities and rural walks.

Upon entering, you are welcomed by a porch leading to the inner hall, and a spacious lounge, ideal for relaxation and entertaining. The open plan high specification kitchen diner is a true highlight, providing a contemporary space for family meals and gatherings. Adjacent to the kitchen is the utility room with a handy ground floor cloakroom off it, and there is also a bright orangery off the dining room taking in the view of the fully landscaped gardens.

- Beautiful Semi Detached Family Home
- Three Spacious Bedrooms
- Four Piece Bathroom Suite
- Fronted Lounge
- Open Plan Kitchen Diner To The Rear Aspect
- Utility Room & Ground Floor WC
- Landscaped Rear Garden Backing Onto Open Farmland
- Detached Garage & Lengthy Driveway Parking
- Immaculate Front Garden, Elevated Position
- EPC - TBC



1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD
Tel: 01744 889 999 **Email:** office@stapletonderby.co.uk **www.stapletonderby.co.uk**