



# STAPLETON DERBY



## 322 Higher Lane

Rainford, St. Helens, WA11 8NE

By Auction £300,000



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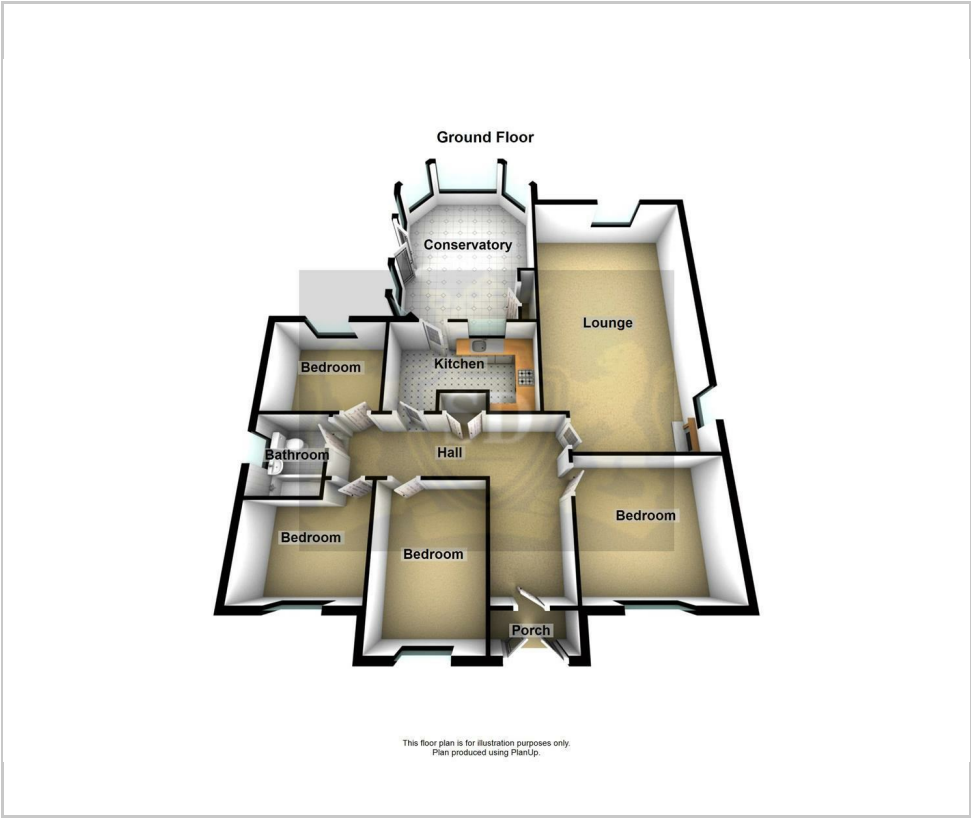
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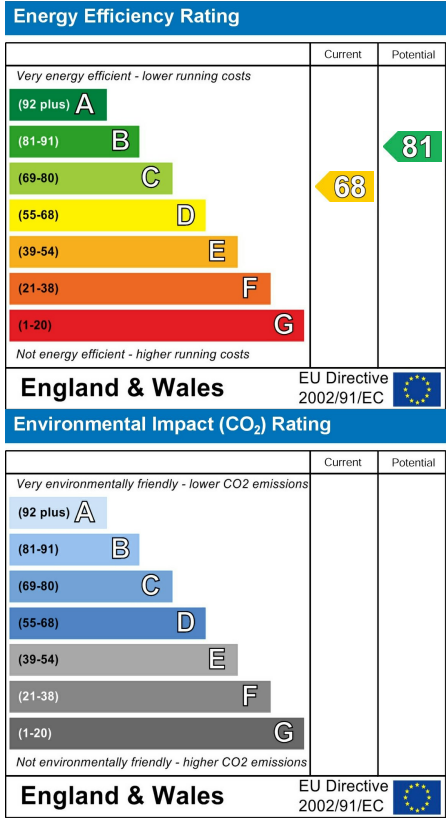
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Floor Plan



Energy Efficiency Graph



Viewing

Please contact our Stapleton Derby - Rainford Office on 01744 889 999 if you wish to arrange a viewing appointment for this property or require further information.

- CASH ONLY
  - COUNCIL TAX D
  - DETACHED BUNGALOW
  - GREAT LOCATION
  - TIMBER BUILT
- FREEHOLD
  - EPC D
  - FOUR BEDROOMS
  - OVERLOOKING FIELDS
  - VIEWING RECOMMENDED



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £280,000

THE PURCHASE IS CASH ONLY DUE TO THE PROPERTY HAVING A TIMBER FRAME.

Stapleton Derby are delighted to bring to market this four bedroom detached bungalow with accommodation flowing throughout, situated on Rainford's most prestigious road - very rarely does a property in this position come to market. With four double bedrooms and two reception rooms, one of which has a conservatory, the house is incredibly spacious. A family-sized kitchen with integrated appliances, a large selection of wall and base storage options, good standard worktops and a family bathroom completes the space. The home features double glazing, gas central heating, a detached, double garage, other outbuildings and a separate car port area in addition to plenty of off-road parking and a double driveway with turfed lawns. The garden is located at the rear of the property - with turf laid to lawn and a fantastic patio area surrounded by mature shrubs and trees. In addition to the area's great reputation, the neighbourhood's well-regarded schools, convenient access to services and; excellent road connections make it a highly desirable location. Internal inspection is highly recommended.



IMPORTANT NOTICE TO PURCHASERS

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.