



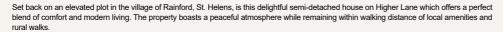
## Higher Lane, St. Helens, WA11 8BJ £399,950











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





