



127 Higher Lane, St. Helens, WA11 8BQ

£399,950



**STAPLETON
DERBY**

Set on an elevated position on the highly desirable Higher Lane in Rainford, St. Helens, this charming semi-detached house, built in 1930, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this home is ideal for families seeking comfort and space. The property boasts a generous reception room to the front, which is perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this residence is the thoughtful extension on the ground floor, which has created a second sitting room, a utility room, and a convenient WC. This additional space enhances the functionality of the home, making it suitable for a variety of lifestyles. The kitchen and dining room too enhance the flow and spacious feel of the home.

The exterior of the property is equally impressive, with a lengthy driveway that can accommodate up to TEN vehicles, along with a detached garage that includes a potting shed at the rear, perfect for gardening enthusiasts. The house backs onto picturesque open farmland, providing stunning views and a tranquil setting, ideal for those who appreciate nature and wildlife.

Located close to local schools, essential amenities, and beautiful walking paths, this property is well-connected and offers a wonderful community atmosphere. With excellent transport links nearby, commuting to surrounding areas is both easy and convenient.

This delightful home on Higher Lane is a rare find, combining classic charm with modern conveniences, making it a perfect choice for anyone looking to settle in a peaceful yet accessible location.





STAPLETON
DERBY





STANTON

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Approximate total area⁽¹⁾

105.3 m²

1135 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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