



83 Higher Lane, St. Helens, WA11 8BQ

£420,000



Set back from the road in the prestigious location of Higher Lane, Rainford, this charming semi-detached house offers a delightful blend of comfort and convenience. The property is set on a fabulous plot that backs onto open farmland, offering breath-taking views and a serene atmosphere.

With three generously sized reception rooms, this property is perfect for both family living and entertaining guests. The inviting porch leads into a hall adorned with an original stained glass door & window, adding a touch of character to the home.

The first floor boasts three spacious bedrooms, off the landing providing ample space for relaxation and rest. The landing has a large feature stained glass window again packing the home with character and individuality. A well-appointed shower room completes this level, ensuring practicality for everyday living.

Outside, the lawned gardens to both the front and rear create a lovely outdoor space for children to play or for hosting summer gatherings. The lengthy driveway provides parking for up to five vehicles, leading to a detached garage, which adds further convenience.

With no onward chain, this home is ready for you to move in and make it your own. Additionally, the property is conveniently located near schools and local amenities, making it an ideal choice for families. This semi-detached house is a rare find, combining spacious living with picturesque surroundings, and is sure to attract those seeking a peaceful yet connected lifestyle.





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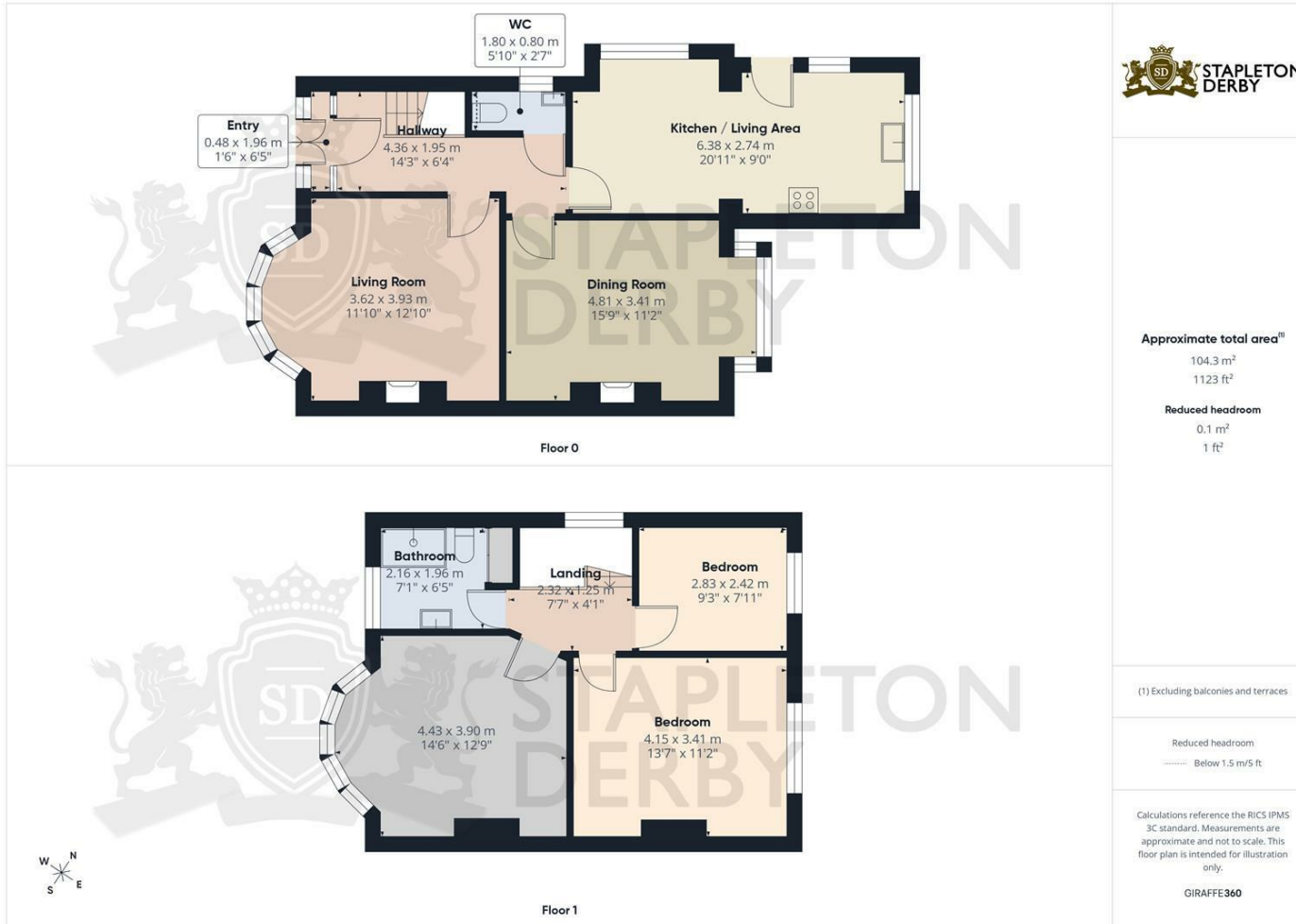
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU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