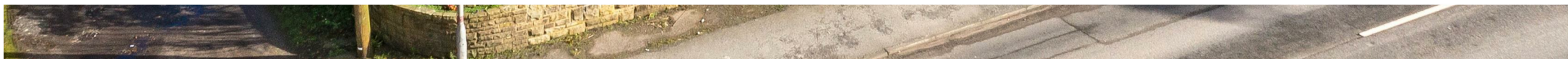




**309, Higher Lane, Crank, WA11 8QS**

Offers Over £650,000

*David  
Davies* Collection





## 309, Higher Lane, Crank, WA11 8QS

- EPC: C
- Council Tax Band: E
- Freehold
- Open Views To The Front And Rear
- Exclusive Property
- Two Reception Rooms
- Three / Four Bedrooms
- En Suite Facility
- Home Office With Stunning Views
- Low Maintenance Gardens

We are delighted to have the opportunity to offer for sale this prestigious four bedroomed detached property, situated in a much sought-after area and rarely available position on Higher Lane Crank.

The property briefly comprises: Entrance by the front porch leading to a visually stunning hall, stairs, and landing. This galleried area features a fabulous bespoke staircase with detailed ironwork.

Then on through to the extensive lounge, with wood burning feature fireplace, enjoying solid wooden doors to the front with separate snug seating area with the most amazing open views to enjoy. We have a separate dining room.

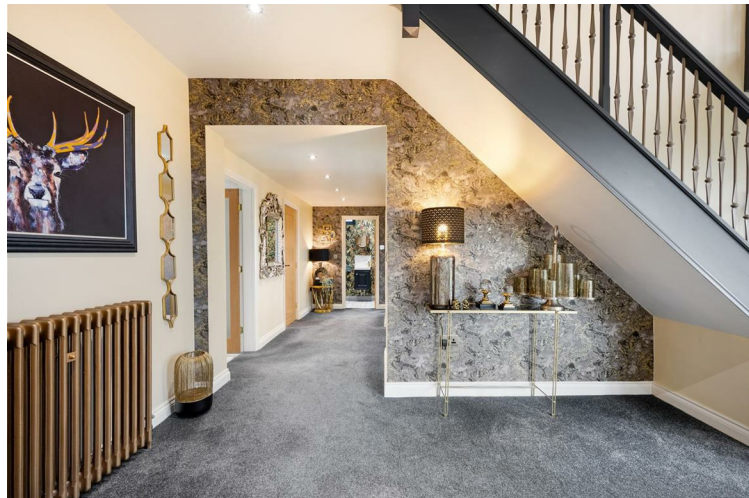
The kitchen incorporates a wide array of premium wall and base storage units, including a featured central island unit all with premium granite worktops with seating area.

There is a separate utility room with access to the outside. We have a home gymnasium, which could be utilised as home office if desired, the current home office with farmland views enjoying separate entrance to the property, could certainly transform into bedroom number four and enjoy the benefits of ground floor living. Our ground floor cloakroom W/C completing the floor.

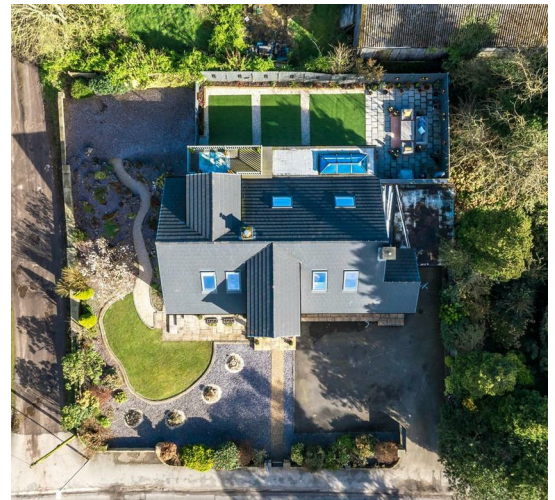
The property benefits from new gas central heating system, cast iron radiators and double glazing throughout.

To the first floor we have the stunning landing area with open views for miles from the expansive glass structure, three double bedrooms, the Master Suite benefitting from en-suite facility with double shower.

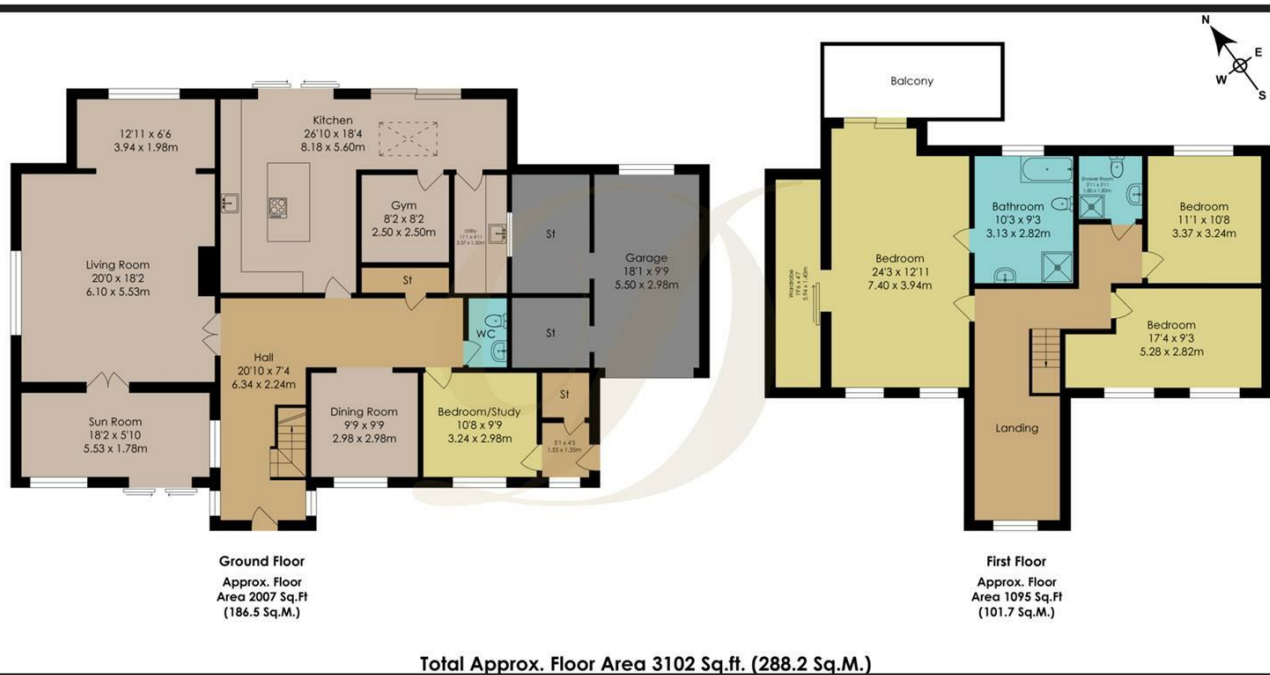
There is also a separate dressing area with fully fitted wardrobes and drawers, suite area to relax. The fabulous glass doors leading out to rear balcony with decked outdoor seating area. Each bedroom has extensive natural light enjoying Velux windows in all first floor bedrooms. The stylish family bathroom incorporates a family sized bath with double shower facility.











Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Paul Davies*

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**For life's meaningful moments**

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 76	83	Very environmentally friendly - lower CO <sub>2</sub> emissions	
Good energy efficiency - lower running costs		Environmentally friendly - lower CO <sub>2</sub> emissions	
Decent energy efficiency - lower running costs		Some environmental issues - higher CO <sub>2</sub> emissions	
Not very energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Information on tenant permitted fee's can be accessed via the link below [www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

**22 Church Road, Rainford, St Helens, WA11 8HE**  
**T: 01744 885753**  
**sales@daviddaviesestateagent.co.uk**  
**lettings@daviddaviesestateagent.co.uk**  
**www.daviddaviesestateagent.co.uk**