



39, Higher Lane, Rainford, WA11 8AN

£300,000

*David
Davies* *Collection*



39, Higher Lane, Rainford, WA11 8AN

- EPC:D
- Council Tax Band:E
- Three Bedrooms
- Front And Rear Gardens
- Great Location
- Freehold
- Detached Property
- One Spacious Reception Room
- Garage Facility
- No Chain

David Davies Sales & Lettings is delighted to welcome to market this wonderfully unique three bedroom detached home, located in a highly sought-after part of the village of Rainford with all the amenities within easy access, along with local bus routes to the neighbouring towns of St Helens and Ormskirk close by.

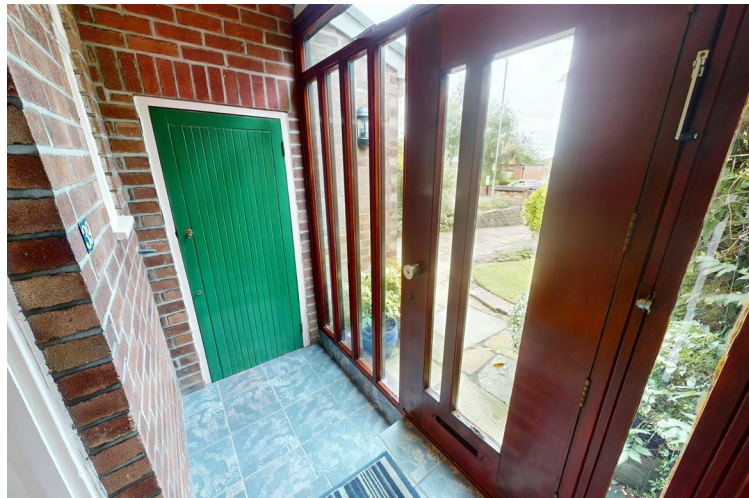
The property briefly comprises; Entrance porch with integral garage access, spacious hall, large living room which provides stair access to the first floor and also into the kitchen. There is an additional two reception rooms with one providing access to the private rear garden and allows for plenty of natural light to flood in. The ground floor is completed by the cloakroom W.C.

The first floor has three good sized bedrooms, all of which have been recently renovated and are in immaculate condition. The family bathroom completes the first floor.

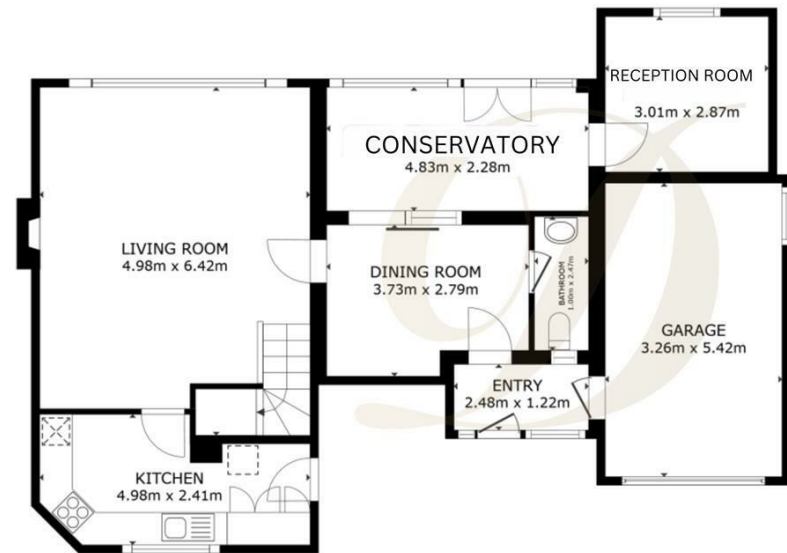
The rear of the property offers a good sized space which has been stone paved for easy maintenance and make perfect for entertaining in the summer months.

The property has a lovely frontage setting the property well back from Higher Lane with a driveway for multiple cars. Additionally there is access to the spacious garage.

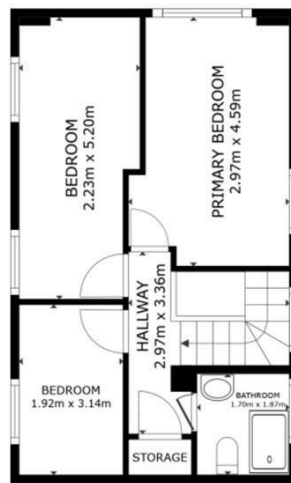
EPC:D







FLOOR 1



FLOOR 2

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David Paul David

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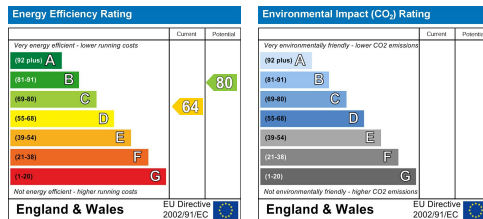
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Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant

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