



87, Higher Lane, Rainford, WA11 8BQ

Asking Price £725,000

*David
Davies* *Collection*



87, Higher Lane, Rainford, WA11 8BQ

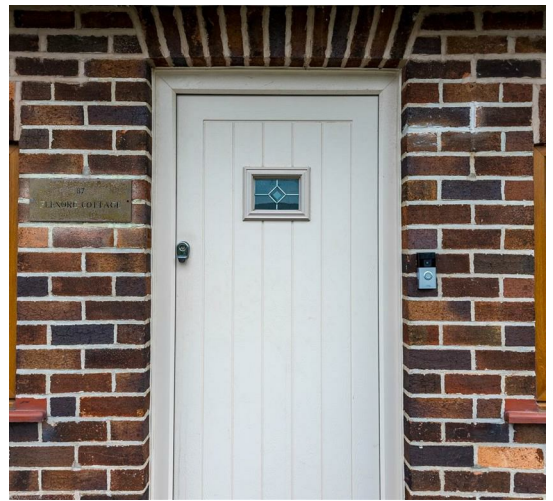
- Individual Detached Family Residence Over 2,000 sq.ft.
- Open Plan Kitchen
- Stunning Open Farmland Views To Rear
- Master Bedroom Including Dressing Area & En-Suite
- Further Study/Playroom/Gym
- Four Double Bedrooms
- Security System Installed
- Two Reception Rooms
- Four Car Driveway
- Utility & Ground Floor W.C

It is rare that a detached residence with such a position on the highly desirable Higher Lane is presented to the market For Sale. Elenore Cottage must be viewed to be truly appreciated. With open farmland views to the rear, this family home is presented to exacting standards throughout.

Externally, the original stone retaining wall leads to a pressed driveway, offering parking for 3/4 cars. There is a beautiful front garden, which is mainly lawn with mature borders. To either side of the property there are hardwood gates leading to the rear and the garage/store with electric roller shutter door to the left.

Stepping into this beautifully presented family home the hall leads to both reception rooms. Both offer a large feature exposed brick fireplaces with 'Clearview' log burners and slate hearths. Reclaimed oak flooring through both rooms. The formal living room to the right has acoustic panelling where the media area is located and double doors through to the beautiful kitchen/dining area and further to the second reception room. The stunning spacious kitchen/dining area is truly the heart of this family home and offers envious farmland views. With herringbone flooring throughout, hardwood contrasting units in navy and light grey, large central island with wine fridge, 'Range Master' stove, integrated dishwasher, 'Belfast' sink, granite work surfaces, larder unit, housing for an 'American style' fridge freezer, dining area and access out to the rear garden from large sliding doors. Further is a ground floor w.c, utility room and third reception room/gym/playroom again with stunning field views. This rear family area has Oak veneered flooring throughout and two full height bespoke storage cupboards. Stairs from the hallway lead to the first floor landing, which leads to all four double bedrooms. The spacious master bedroom with vaulted ceiling offers dressing area, en-suite and stunning farmland views.







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

David 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.

Allisons

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.

For life's meaningful moments

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		73	79
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			

Information on tenant permitted fee's can be accessed via the link below
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

