



**112, Higher Lane, St. Helens, WA11 8AZ**

**£340,000**

*David  
Davies* *Collection*



## 112, Higher Lane, St. Helens, WA11 8AZ

- EPC:G
- Two Double Bedrooms
- En-Suite Facility
- Large Reception Rooms
- Sought after Location

It is with great pleasure and distinction that David Davies Sales & Lettings Agent exclusively brings to market one of the fabulous bungalows of Higher Lane Rainford.

A stunning two bedroomed detached bungalow with accommodation flowing throughout situated on Rainford's most prestigious roads this property is a rarity.

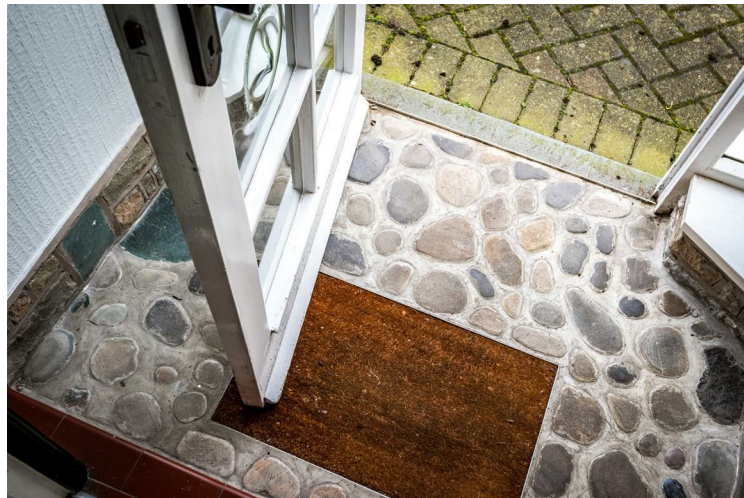
The home is very spacious, offering a large reception room, two double bedrooms, with one of the bedrooms enjoying en-suite facility. A family sized kitchen incorporating an extensive array of wall and base storage solutions, and solid worktops, with dining area and three piece family bathroom.

The property benefits from gas central heating with combi boiler, it has plenty of off road parking with block paved driveway and turf laid to lawn. To the rear of the property we have this joyous garden where you will spend all the summer months enjoying family BBQs and watching the sun go down with a cheeky vino, with turf laid to lawn and a fabulous patio area surrounded with mature shrubs and trees this really is the dream garden.

Not only is the property highly regarded but the surroundings are what bring so many people to the village. From popular schools, access to amenities, superb road links with local pubs and walking trails.

If you live in the area you'll already know but if not it won't take long until you have a real appreciation to the surroundings.

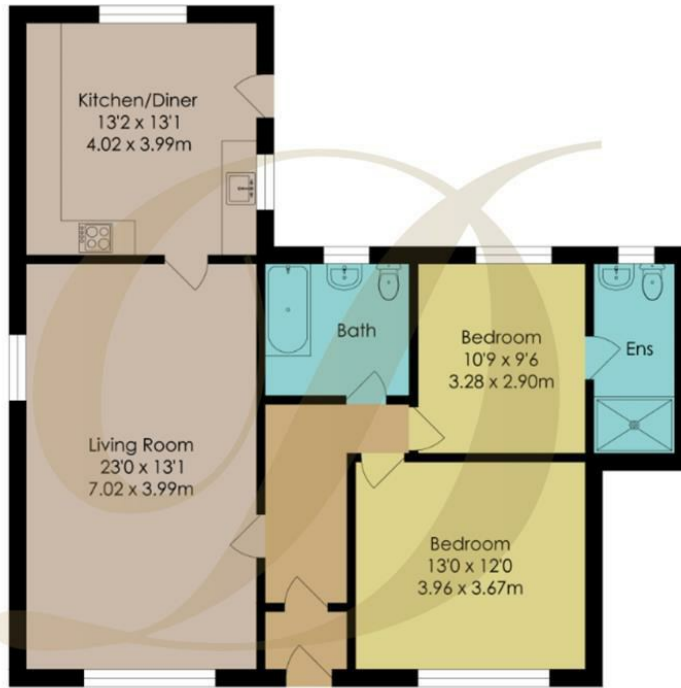
EPC:G











Approx. Floor  
Area 966 Sq.Ft  
(89.7 Sq.M.)

Higher Lane, Crank

Total Approx. Floor Area 966 Sq.ft. (89.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

**David Davies**

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*David Davies*

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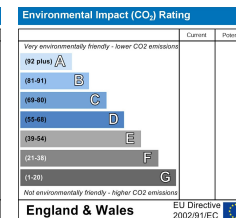
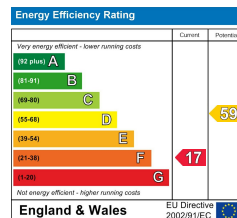
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Information on tenant permitted fee's can be accessed via the link below  
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