

321, Higher Lane, St. Helens, WA11 8QS

Asking Price £325,000

David Davies Collection



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- Freehold | Council Tax Band: B | EPC: D
- Open-Plan Kitchen Diner with Bi-Folds
- Two Bathrooms
- Driveway Parking
- Exceptional Front & Rear Open Views
- Three Bedrooms
- Large Rear Garden
- Immaculately Presented Throughout

We are delighted to present to market this rare opportunity to purchase a home with outstanding open views to both the front and rear, a feature that truly sets this property apart.

The property is well presented throughout and offers three bedrooms, including two spacious double rooms, with all bedrooms enjoying the exceptional open views, creating a wonderful sense of tranquillity and a sought-after semi-rural feel. There are two modern bathrooms, both finished to a high standard: a contemporary ground floor bathroom with bath and the added benefit of an upstairs shower room, providing both comfort and convenience for family living.

To the front of the property is a generously sized and stylish living room, finished with parquet flooring and elegant wall panelling, adding a real sense of luxury.

To the rear of the property is a stunning open-plan kitchen diner, complete with a breakfast bar and family dining table, all positioned to take full advantage of the exceptional open views beyond. This impressive space is ideal for family dining and entertaining, with bi-fold doors allowing the outlook to become a true focal point of the room. During the warmer months, the doors open seamlessly onto the garden, providing the perfect setting for summer BBQs, garden parties and indoor-outdoor living.

Externally, the property benefits from a generous rear garden, offering excellent outdoor space while continuing to enjoy the open aspect and far-reaching views. To the front there is the added advantage of driveway parking.

Homes offering this level of presentation combined with front and rear open views are rarely available, making this a standout property that must be viewed to be fully appreciated.

EPC; D












THEODORE











Floorplan To Follow



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