



345, Higher Lane, Crank, WA11 8QS

£340,000

*David
Davies* *Collection*



345, Higher Lane, Crank, WA11 8QS

- EPC: C
- Council Tax Band: B - St Helens
- Leasehold - 86 Years Remaining
- Semi Detached Property
- Stunning Farmland Views
- Two Spacious Reception Rooms
- Modern Kitchen With Integrated Appliances
- Four Bedrooms
- Family Bathroom & Ground Floor W.C
- Semi Rural Location

Occupying a superb position on the highly sought-after Higher Lane, this beautifully extended family home enjoys stunning open views across farmland to the front, offering a wonderful balance of semi-rural living and everyday convenience.

Having been significantly extended to the side and rear, the property provides spacious and versatile accommodation ideally suited to modern family life. A welcoming porch leads into a central hallway and a generous family lounge, creating a warm and inviting space for relaxation and entertaining.

The true heart of the home is the impressive open-plan family dining kitchen and living area to the rear. Designed with modern living in mind, this outstanding space offers ample room for family gatherings and social occasions. A dedicated study area overlooking the rear garden provides the perfect work-from-home environment, while a separate utility room adds further practicality.

To the first floor are four well-proportioned bedrooms, offering comfortable accommodation for growing families, together with a family bathroom.

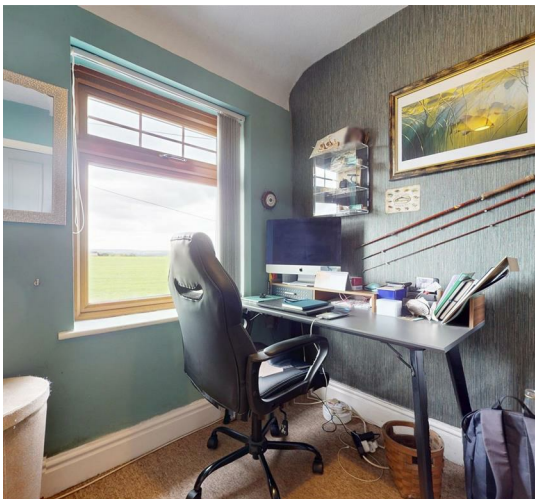
Externally, the property benefits from a particularly generous rear garden, providing plenty of space for outdoor entertaining, children's play areas and family enjoyment throughout the year.

The location is one of the home's standout features. Surrounded by beautiful countryside yet remaining well connected, the property offers easy access to Billinge, Rainford and Wigan, while the popular Pinboda Garden Centre is just a short distance away. Numerous countryside walks can be enjoyed directly from the doorstep, and a well-regarded local pub is conveniently located nearby.

The property is also ideally positioned for access to reputable schools, local amenities and excellent transport links, including the A580 East Lancashire Road, making it a fantastic choice for commuters and families alike.

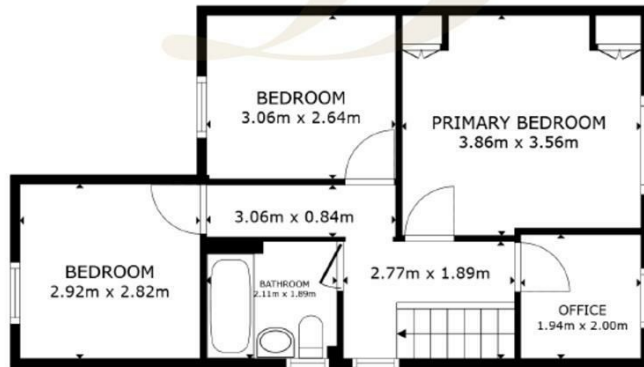
EPC: C







FLOOR 1



FLOOR 2



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 David

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

