



Ian Anthony
The Estate Agents

SIDING LANE, RAINFORD, ST HELENS

Guide Price £749,950

 4  3  3



- UNIQUE SEMI-DETACHED PROPERTY
- LIVING ROOM
- FOUR BEDROOMS
- 2 Acres ota
- SECLUDED LOCATION
- KITCHEN/FAMILY ROOM
- BATHROOM & 2 EN-SUITES
- PRIVATE DRIVEWAY & GARAGE

ATTENTION EQUESTRIAN USERS: Presenting a beautiful, unique semi detached home located in the sought after residential location of Rainford and is built within the Siding Lane nature reserve. The property has been fully renovated by current owners and was historically 2 separate cottages.

Accommodation therefore benefits from a mixture of old and new features with the ground floor briefly comprising of a entrance hall, office, living room, kitchen/family room, utility room and WC. Whilst to the first floor there are four generously sized bedrooms, 2 of which benefit from en-suite shower rooms along with a family bathroom. Outside the property sits within of 2acres ota, providing beautifully established lawns, parking and great entertaining space. Viewing is highly recommended to fully appreciate this beautiful home and the location setting.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	33	
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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