



25, Pine Dale, Rainford, WA11 8DP

Offers Over £435,000

*David
Davies* *Collection*



25, Pine Dale, Rainford, WA11 8DP

- EPC: TBC
- Council Tax Band: F
- Stunning Farmland Views
- Double Garage
- Two Bathrooms
- Tenure: Freehold
- Four Bedroom Detached
- Large Private Rear Garden
- Three Reception Rooms
- Driveway Parking

We are delighted to present this superb four-bedroom detached family home, offered to the market with no onward chain and occupying a generous and private plot on the ever-popular Pinedale—a rarely available and highly sought-after location within Rainford village.

This charming residence offers spacious and versatile accommodation, ideal for modern family living, and is beautifully positioned to enjoy both peaceful surroundings and convenient access to village amenities.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway, complete with a ground floor cloakroom/WC. The ground floor boasts two generously sized reception rooms, currently configured as a formal dining room and a comfortable lounge—perfect for both entertaining and relaxing.

The kitchen is well-appointed with a comprehensive range of wall and base units, solid worktops, and integrated appliances. It opens into a spacious conservatory, providing an ideal space for informal dining or enjoying the picturesque views of the rear garden all year round.

To the first floor, the property offers four well-proportioned bedrooms and a family bathroom. Each bedroom is light-filled and thoughtfully laid out, offering ample space for rest, work, or study.

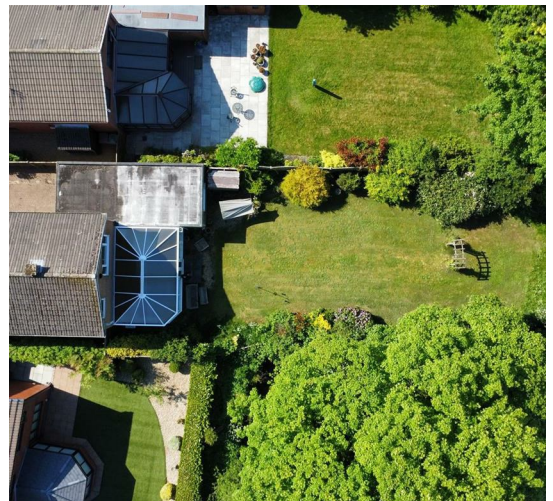
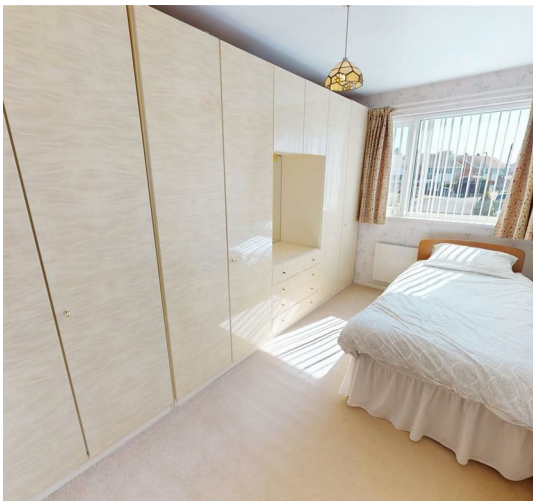
Externally, the rear garden is a true highlight, featuring a beautifully maintained lawn bordered by mature trees and hedging, offering outstanding farmland views and a high degree of privacy—an ideal retreat for outdoor relaxation or family gatherings.

To the front, a private driveway provides off-road parking for multiple vehicles and leads to a large double-length garage, offering further storage or workshop space.

Situated close to local shops, cafes, schools, and Rainford village amenities, this property also enjoys excellent transport links via the A570, M58, and A580, providing easy access to Liverpool, Manchester, and beyond.

EPC: TBC





Floorplan To Follow



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

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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		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

