



**STAPLETON  
DERBY**



**37 Pine Dale**

Rainford, St. Helens, WA11 8DP

**£420,000**



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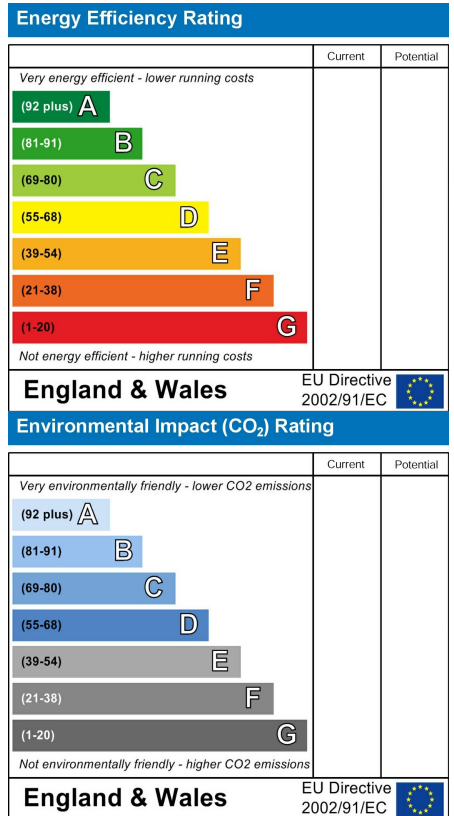
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## Floor Plan



## Energy Efficiency Graph



## Viewing

Please contact our Stapleton Derby - Rainford Office on 01744 889 999 if you wish to arrange a viewing appointment for this property or require further information.

- FREEHOLD
- EPC
- OPEN PLAN LIVING AREA
- DOWNSTAIRS W/C
- SPACIOUS DRIVEWAY
- COUNCIL TAX F
- THREE BEDROOMS
- CONSERVATORY
- GARAGE
- VIEWING RECOMMENDED



Located in the charming area of Pine Dale, Rainford, this delightful detached house is a gem waiting to be discovered. Boasting two reception rooms and three cosy bedrooms, this property offers ample space for comfortable living.

As you step inside, you are greeted by an inviting entrance porch leading to a cloakroom/WC, setting the tone for the elegance that awaits within. The open hallway flows seamlessly into a through lounge, perfect for relaxing evenings or entertaining guests. The breakfast kitchen is a chef's dream, additionally a lovely conservatory bathes the space in natural light, creating a serene atmosphere.

Venture upstairs to find three bedrooms adorned with fitted furniture, offering both style and functionality. The family bathroom provides a tranquil retreat for unwinding after a long day. With the unique benefit of being freehold and no chain, this property presents a hassle-free opportunity to make it your own.

Outside, an attached brick garage and off-road parking ensure both security and convenience. Situated within walking distance of the village centre and local shops, this home combines comfort with practicality. The appeal of this property is undeniable, making a viewing highly recommended for those seeking a place to call home.



### IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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