

FOR SALE

16, Pine Dale, Rainford, WA11 8DP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



16, Pine Dale, Rainford, WA11 8DP

A truly outstanding 5 bed home where exceptional family living meets exceptional entertaining



- Extended 4/5 bedroom detached home
- Entertainment with bar & cinema
- Two bathrooms & ground floor WC
- Prime village location close to schools
- Superb open-plan family kitchen
- Flexible office/ground floor bedroom
- Private rear garden & ample off road parking
- 2095 SQ.FT. / Freehold

Imagine a home where every member of the family has space to relax, entertain and enjoy life, all whilst being nestled within one of the area's most desirable village settings. Having been extensively remodelled and significantly extended, this exceptional detached residence has evolved into a truly remarkable forever home, designed around modern family living and unforgettable moments. Whether it's hosting friends around the bar, enjoying cosy evenings in the cinema room, watching the children play in the garden from the comfort of the snug, or gathering together in the stunning open-plan kitchen and dining space, this is a home that effortlessly adapts to every occasion. Every room has been carefully considered to create an enviable balance between sociable open spaces and quieter retreats. The flexible layout is equally impressive, with a welcoming lounge, a dedicated home office that could also serve as a ground floor bedroom thanks to its own ensuite, a practical utility room and a stylish family bathroom serving four further generous bedrooms upstairs. It's a home that offers versatility not just for today, but for many years to come. Outside, the lifestyle continues. A contemporary rendered exterior creates an immediate sense of quality and kerb appeal, whilst the generous recently laid tarmac frontage provides ample parking for several vehicles. To the rear, the beautifully proportioned garden has been designed with family life in mind, featuring an expansive patio for summer entertaining, a large lawn for children to enjoy and a dedicated play area that allows younger members of the family to create memories of their own. Set within the ever-popular village of Rainford, where excellent schools, countryside walks, independent amenities and superb transport links are all close at hand, this is far more than just a house. It is a home built for entertaining, growing families and making lifelong memories. Properties of this calibre, size and versatility rarely come to the market, making this an opportunity not to be missed







TOTAL FLOOR AREA : 2095 sq.ft. (194.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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