



School House Court, Cross Pit Lane, Rainford, WA11 8AH

£235,000

*David
Davies* Collection

School House Court, Cross Pit Lane, Rainford WA11 8AH

- EPC: C
- Council Tax Band: C - St Helens
- Leasehold - 971 Years Remaining
- First Floor Apartment
- Large Reception Room
- Good Sized Kitchen
- Two Double Bedrooms
- Four Piece Bathroom
- Great Village Location
- Parking Space For Residents

are delighted to present to the market this exceptional first-floor apartment, forming part of the historic 'Old Junior School' in the highly sought-after village of Rainford.

Since its previous sale, the apartment has undergone a comprehensive and high-specification renovation, transforming it into a truly stunning contemporary home while retaining its characterful Victorian charm.

The property has been fully replastered throughout and finished to an impeccable standard. Elegant herringbone flooring flows seamlessly through the main living areas, complemented by new carpets in the bedrooms to create warmth and comfort. Every window has been fitted with new glazing, and a brand-new boiler has been installed, ensuring improved efficiency and peace of mind.

The spacious lounge showcases the building's signature high coved ceilings and deep-set Victorian windows, flooding the room with natural light and enhancing the sense of space. The newly installed kitchen is a particular highlight — beautifully designed with modern cabinetry, integrated appliances, and high-quality work surfaces, combining style with practicality.

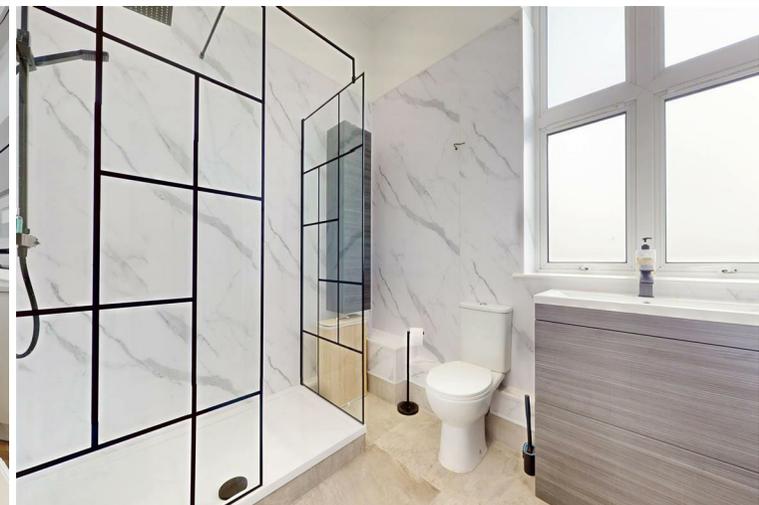
A hallway leads to two generous double bedrooms, one of which benefits from built-in wardrobes. The former four-piece bathroom has been replaced with a striking, brand-new contemporary shower room, finished with modern fittings and a sleek design. In addition, a cleverly created utility cupboard provides valuable storage and laundry space, further enhancing functionality.

The apartment enjoys an enviable position in the very heart of the village, overlooking Church Road and within easy walking distance of local shops, cafés and amenities, as well as being conveniently positioned on a main bus route.

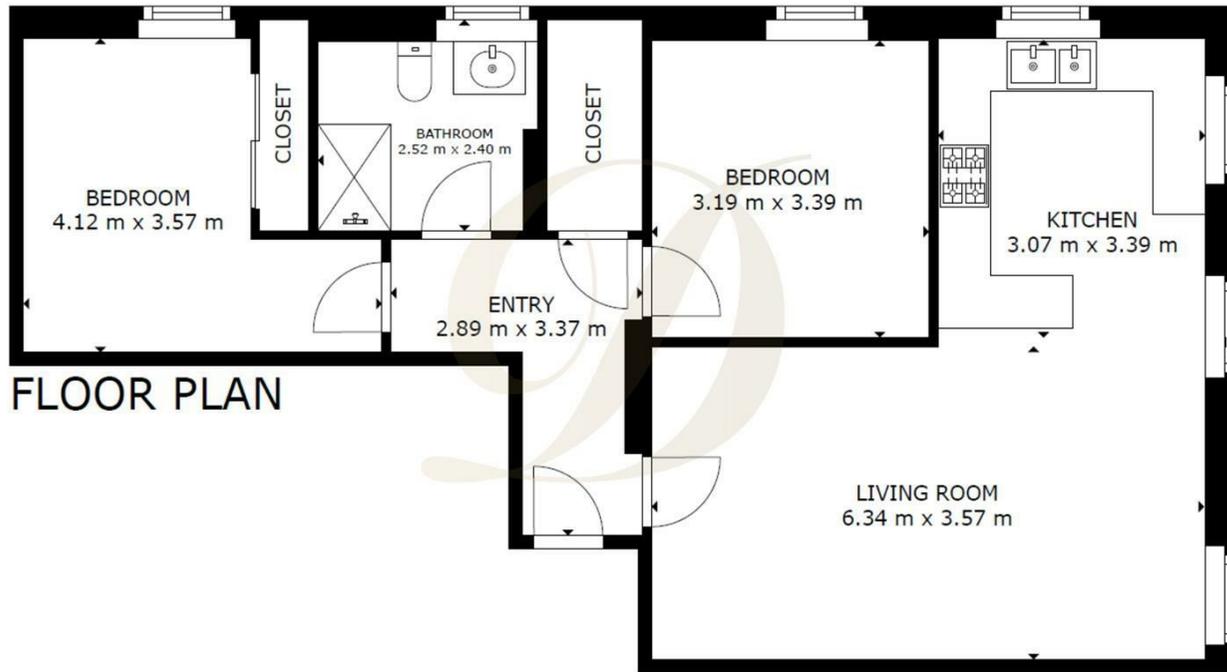
Externally, there are allocated resident parking spaces to the rear and a communal outdoor seating area to the side of the building.

The annual service charge is £720, covering maintenance of the communal areas and the building exterior.

EPC: C







David Davies

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David Paul Davies

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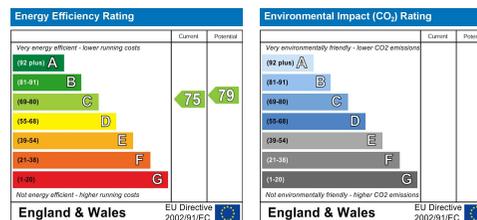
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22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk

