



28 Cross Pit Lane, St. Helens

Offers in Region of **£385,000**

28 Cross Pit Lane

St. Helens

This impressive four bedroom detached bungalow is ideally situated in the heart of Rainford village, providing convenient access to a range of shops, amenities and highly regarded schools. Offering exceptional space and versatility, the property has been thoughtfully extended with a dormer addition, creating three well-proportioned upstairs bedrooms and an additional bathroom, making it perfect for growing families or those seeking flexible living arrangements. The ground floor features a spacious entrance hall leading to three inviting reception rooms, which can be adapted to suit a variety of needs such as formal dining, a comfortable lounge, or a home office. The conservatory is a lovely bonus overlooking the gorgeous South Facing garden. The well-appointed kitchen is complemented by a practical lean-to utility area (ideal for laundry and extra storage), while the ground floor also hosts a generous master bedroom and a modern family bathroom. Throughout, the bungalow boasts a neutral décor and a sense of light and space, ensuring a welcoming and comfortable atmosphere. The lengthy driveway provides ample off-road parking and leads to a detached garage, offering secure storage or workshop potential. The rear garden is a fantastic size, it has both lawn and patio areas, plenty of mature greenery and has a gate directly onto the Linear path ideal for scenic walks. This unique property is a rare find in such a sought-after location, combining the convenience of village living with a substantial and adaptable interior layout. Council Tax band: C Tenure: Freehold









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