

12, Cross Pit Lane, Rainford, WA11 8AH

£160,000

David Davies Collection



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- EPC:D
- Council Tax Band: A - St Helens
- Freehold
- No Onward Chain
- Charming 150-Year-Old Character Cottage
- Central Rainford Village Location
- Two Well-Proportioned Bedrooms
- Modern First Floor Family Bathroom
- Opposite Rainford Linear Park
- Off-Road Parking For One Vehicle

We are delighted to welcome to the market this charming 150-year-old cottage, full of character and charm and ideally positioned within a central location in the popular village of Rainford. Offered for sale with no onward chain, this attractive property presents an excellent opportunity for buyers looking to establish themselves within the heart of the village.

The accommodation briefly comprises an entrance porch leading into the welcoming lounge, which features a staircase providing access to the first floor. To the rear is a well-appointed fitted kitchen with space for a dining area, creating a practical and sociable heart to the home.

To the first floor are two well-proportioned bedrooms, together with a stylish and modern family bathroom.

Externally, the property benefits from a small paved rear courtyard, providing a low-maintenance outdoor space, whilst to the front is a private forecourt with off-road parking for one vehicle. The property also directly faces Rainford Linear Park, with additional off-road parking available adjacent to the property.

The location is a particular highlight, with Rainford village centre just 200 yards away via a convenient footpath, providing easy access to a variety of local shops, cafés, restaurants, pubs and everyday amenities.

Rainford is well connected by road, rail and bus, providing convenient access to St Helens, Warrington, Liverpool, Manchester and surrounding areas. The nearby M58, M62 and M6 motorways provide excellent access to the wider motorway network, whilst rail services connect to the West Coast Main Line.

A characterful period cottage in a highly convenient village location, offering an excellent combination of charm, practicality and accessibility, with the added benefit of no onward chain.

EPC:D











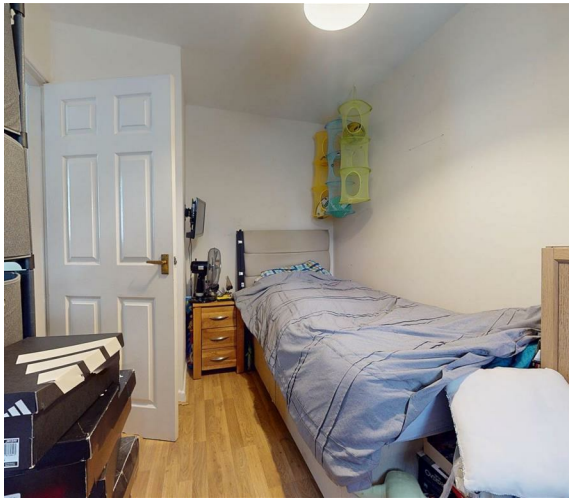












Floorplan To Follow



