



2, Pinedale, Rainford, WA11 8DP

£400,000

*David
Davies* **D** *Collection*

2, Pinedale, Rainford, WA11 8DP

- EPC:C
- Five Reception Rooms
- Detached Garage.
- Four Car Driveway
- Superb Kitchen/Dining Area
- Sought After Location

It is with great pleasure and distinction that David Davies exclusively brings to market one of the fabulous houses of Pinedale, Rainford.

A stunning four bedroom detached property with accommodation flowing throughout.

Situated in the heart of Rainford village this house is a real family gem.

The home is very spacious, offering five reception rooms, including a conservatory leading out with French doors on to rear patio area, and dream garden, no more holidays required, park yourself in this fabulous garden area for the family BBQ's and watch the sun go down, no need for the lawnmower either, we've got that covered with high quality artificial turf laid to lawn. We have a downstairs wet room including W/C separate cloakroom and utility room.

The amazing family sized open plan kitchen with breakfast bar and living area, incorporating an extensive array of wall and base storage solutions, integrated appliances, and premium solid worktops.

To the first floor are four double bedrooms and three piece family bathroom with vanity unit.

The loft is of good size, is fully boarded and has power. The property benefits from UPVC double glazing and gas central heating with combi boiler.

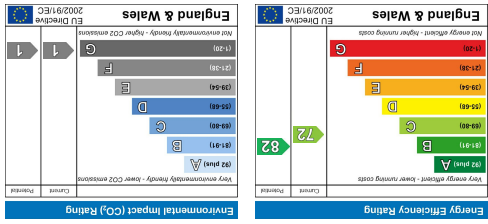
The property has a double garage and a separate car port giving you an amazing space for the family vehicles, the driveway also fitting comfortably four vehicles.

Not only is the property highly regarded but the surroundings are what bring so many people to the area. From popular schools, access to amenities, superb road links with popular local pubs and walking trails around Rainford village.

If you live in the area you'll already know but if not it won't take long until you have a real appreciation to the surroundings. EPC:C



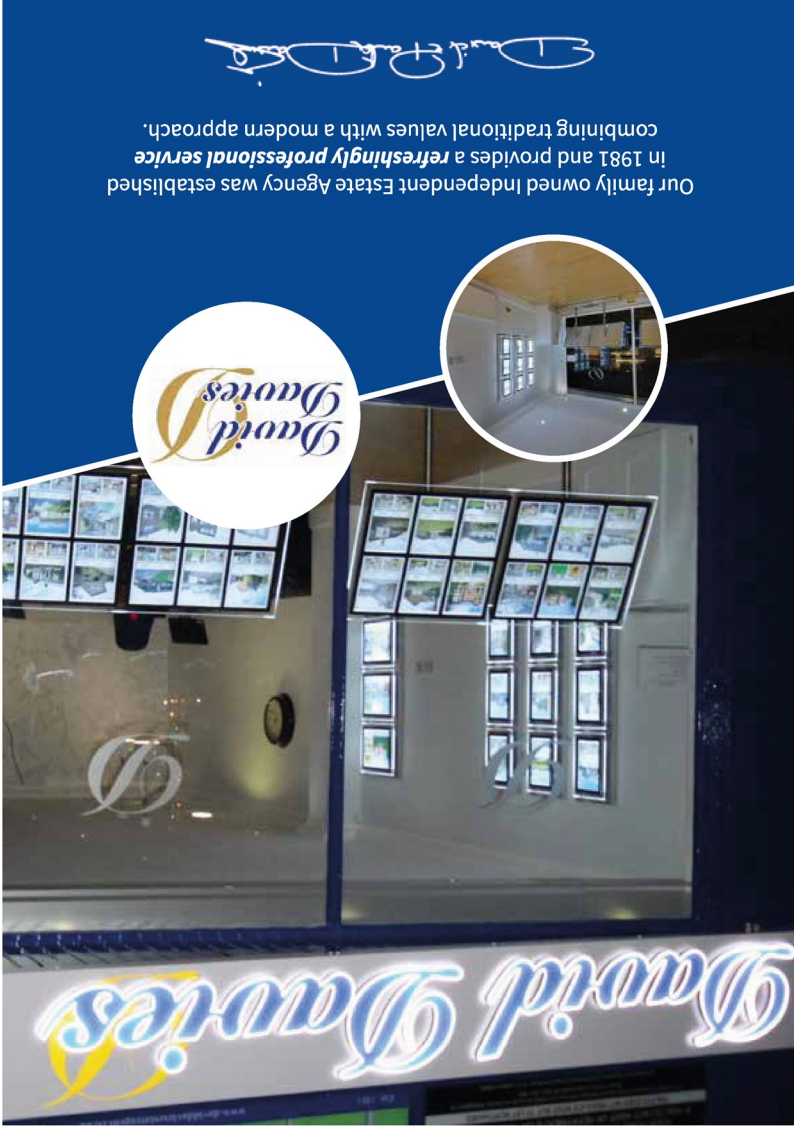




Information on tenant permitted fees can be accessed via the link below
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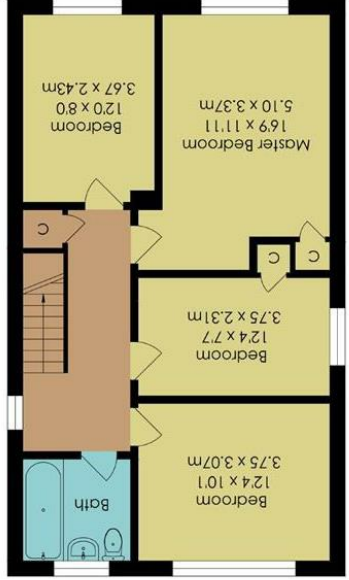
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Our family owned Independent Estate Agency was established in 1981 and provides a *refreshingly professional service* combining traditional values with a modern approach.

First Floor
 Approx. Floor Area 690 Sq.ft. (64.1 Sq.M.)



Pine Dale
 Total Approx. Floor Area 1935 Sq.ft. (179.8 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.

Ground Floor
 Approx. Floor Area 1245 Sq.ft. (115.7 Sq.M.)

