



16 Pinedale, Rainford, WA11 8DP

Asking Price £645,000



Stapleton Derby are pleased to offer to the market this exceptional example of a substantial family home set within the highly desirable Rainford Village. This impressive five-bedroom detached property offers a rare opportunity to secure a true forever home, combining generous proportions with a thoughtful layout and an array of standout features.

The accommodation begins with an inviting entrance hallway leading to a spacious living room, a downstairs bathroom, and a versatile office or additional ground-floor bedroom complete with its own ensuite. The heart of the home is the open-plan kitchen and dining area, complemented by a separate utility room, all flowing seamlessly into an unexpected and remarkable extension that incorporates a snug, bar area, games room and cinema room, each enjoying direct access to the rear garden.

To the first floor, there are four well-sized bedrooms and a beautifully appointed family bathroom, all offering excellent proportions and a bright, welcoming feel.

Externally, the property is finished in modern render, giving it a rich and contemporary appeal, and benefits from ample off-road parking for multiple vehicles. The rear garden features a patio area ideal for outdoor dining, a generous lawn and a dedicated play area at the far end, creating a perfect space for family life.

This truly outstanding home must be viewed to fully appreciate the scale, quality and lifestyle it offers





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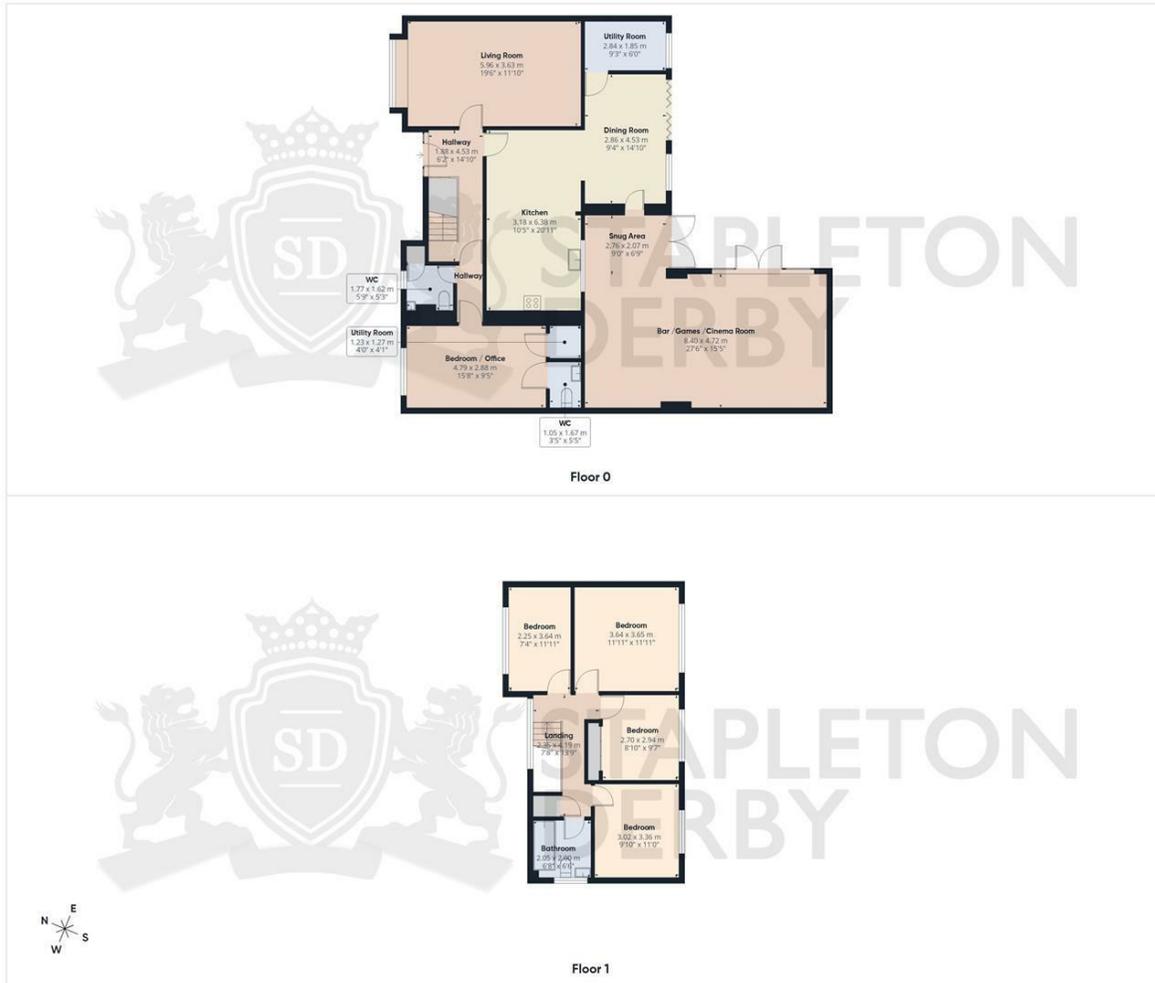
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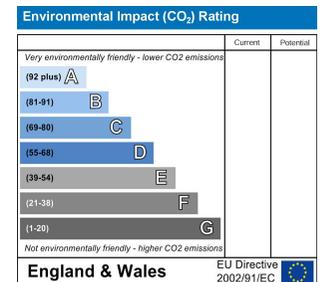
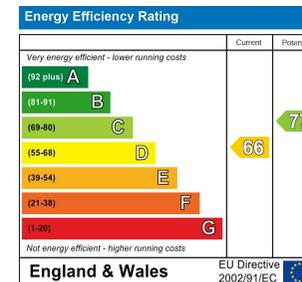


Approximate total area[®]
188.6 m²
2029 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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