



16 Pine Dale, Rainford, WA11

Offers Over £595,000



**STAPLETON
DERBY**

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

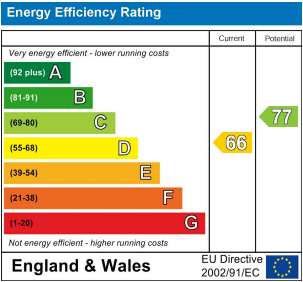








Stapleton Derby
 1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD
 Tel: 0151 430 0717 01744 889 999
 office@stapletonderby.co.uk
 www.stapletonderby.co.uk



IMPORTANT NOTICE TO PURCHASERS
 We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.