



33 Cross Pit Lane, St. Helens, WA11 8AJ

Asking Price £270,000



A beautifully extended three-bedroom semi-detached home situated in the heart of Rainford. This property offers the perfect blend of space, convenience, and charm, making it an ideal choice for families and professionals alike. Perfectly positioned for local amenities and highly regarded schools, the home is just a stone's throw from excellent transport links and motorway access, ensuring easy connectivity.

Inside, the property comprises a welcoming porch and hallway leading to a spacious living room, a separate dining room, and a well-appointed kitchen. There is also a downstairs toilet and a bright conservatory, providing additional living space. Upstairs, you'll find three generously sized bedrooms and a modern family bathroom.

Externally, the front of the property benefits from off-road parking and side access to the rear. The rear garden is a true highlight – beautifully maintained with multiple seating areas, a patio space, and a garden shed, creating the perfect setting for relaxation and entertaining.

This FREEHOLD property comes with an EPC rating of C. Homes like this don't stay on the market for long, so get in touch today to arrange your viewing.



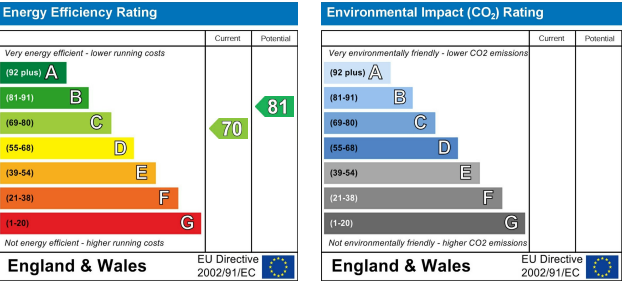


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