



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

- EXTENDED SEMI DETACHED
- HEART OF RAINFORD
- EXCELLENT SCHOOL ACCESS
- CONSERVATORY AND DINING
- BEAUTIFUL REAR GARDEN
- THREE SPACIOUS BEDROOMS
- CLOSE TO AMENITIES
- GREAT TRANSPORT LINKS
- OFF ROAD PARKING
- FREEHOLD EPC RATING C

