



84. Crank Road, St. Helens, WA11 7RL
Offers Around £287,500

 **STAPLETON
DERBY**

Nestled in the heart of the desirable rural village of Crank, this beautifully heavily extended four-bedroom cottage has recently undergone a full renovation and is now presented in immaculate, move-in-ready condition. Blending charming character with modern finishes, the property offers spacious and versatile living accommodation ideal for families or those seeking a peaceful countryside retreat.

Upon entering, you are welcomed by a useful entrance porch that leads through to a generously sized living room, perfect for relaxing or entertaining. To the rear of the ground floor, the home opens up into an extended open-plan kitchen and dining area, offering ample natural light and a seamless flow ideal for modern family life. The first floor hosts two well-proportioned double bedrooms, one of which boasts a walk-in wardrobe. A stylish family bathroom serves this level, along with an additional room that offers flexible use as a second walk-in wardrobe, storage space, or a home office, depending on your needs. The second floor has been thoughtfully converted to provide two further spacious attic bedrooms, both filled with character and ideal for children, guests, or additional workspace.

Externally, the property enjoys open views across the surrounding fields to the front, with a side access path adding further practicality. To the rear, accessed via a shared driveway, you will find private parking, a well-maintained garden, and a woodland area offering a tranquil outdoor setting.

Offered on a Freehold basis and with an EPC rating of D, this property is a rare opportunity to acquire a stylish rural home in a sought-after location with plenty of space both inside and out.





STAPLETON
DERBY





STAPLETON
DERBY

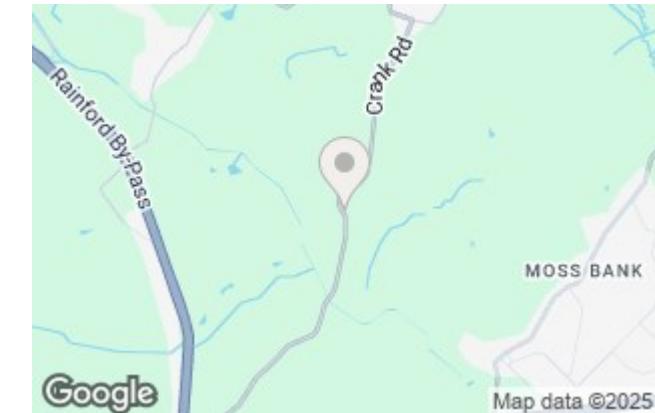
Stapleton Derby

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions (92 plus)		Very environmentally friendly - lower CO ₂ emissions (92 plus)	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	

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.