



84. Crank Road, St. Helens, WA11 7RL

Offers Over £290,000



**STAPLETON
DERBY**

OPEN DAY 3RD OCTOBER 12-2 PLEASE REGISTER DETAILS 01744 889999!!!!!!!!!!!!!! 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.





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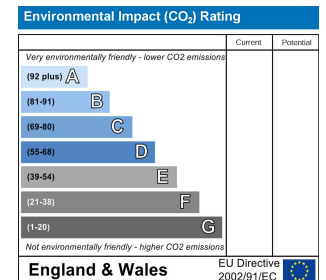
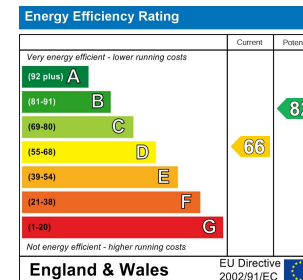
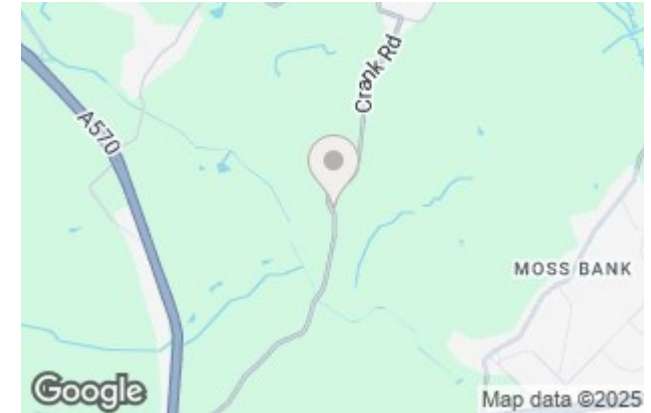
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