



Crank Road, St. Helens, Merseyside WA11 7SB
£525,000



Occupying an elevated position in the rural area of Crank, this stunning individually designed, stone built detached family home is finished to the highest of standards throughout.

Set on an impressive large plot, in a sought after area, this unique property enjoys stunning views to all sides over surrounding farmland.

With an abundance of contemporary features, the property offers stylish accommodation with beautiful granite kitchen and family room, the benefit of under floor heating to the ground floor and solid oak doors throughout, two en suites and utility, converted garage to provide extra accommodation and stunning gardens to the rear and side.

In brief the accommodation comprises; spacious entrance hall, beautiful lounge with feature window, study, cloaks/wc, contemporary kitchen, family room, lovely dining room, utility room and converted garage.

To the first floor there are four bedrooms (two with en suites) and family bathroom.

Outside there is a large block paved driveway, beautiful 'wrap-around' garden with lawns to three sides and patio area.

Viewing highly recommended.



Entrance Hall

A wide welcoming entrance hall leads into the property with access to the lounge, study, cloaks/wc and kitchen/family room, laid with wood flooring.

Lounge

A beautiful light and airy room located to the front of the property, with double glazed windows to three walls including large feature front window, wonderful surrounding views. Featuring a beautiful feature stone and brick fireplace and spotlights to the ceiling, radiator.

Study

A useful study/office with a double glazed window to the front and custom fitted furniture including a desk, drawers and storage, wood flooring.

Cloaks/wc

A two piece white suite consisting of sink over vanity unit, push button wc, part tiled walls, chrome heated towel rail and tiled floor.

Kitchen/Family Room

A beautiful contemporary fitted kitchen with a range of oak wall, base and large drawer units with chrome handles and granite worktops, breakfast bar, fitted electric double oven, integral dishwasher, fitted microwave, stainless steel 11/2 bowl sink and drainer with contemporary feature tap, gas hob, space for 'American style' fridge freezer, high gloss porcelain floor tiling throughout the kitchen and family room, spotlights to ceiling, two double glazed windows, half glazed oak door into the utility room.

The Family Room is perfect for relaxing, has double aspect double glazed windows providing plenty of light, tiled flooring, spotlights to ceiling, tv point.

Dining Room

An archway leads into the beautiful dining room overlooking the garden, which is flooded in natural daylight from the full size double glazed windows with french doors giving access to the rear garden.

Utility Room

Half glazed oak door leads into the utility room from the kitchen with a range of wall and base units with granite work surfaces over, fitted fridge, 11/2 bowl sink and drainer unit, porcelain tiled flooring, half glazed door gives access to the rear garden and to the other side there is access into the converted garage.

Garage Conversion

The garage has been converted into extra accommodation, currently used as a playroom with large double glazed windows to the front, storage and radiator.

First Floor

Sidewinder stairs with feature glass panel staircase lead to the first floor, double glazed window.

Master Bedroom

A light and bright double bedroom situated at the front, with double glazed windows and large feature front window, custom designed fitted furniture including wardrobes and cupboards with built-in overhead lighting, spotlights to ceiling. Access into the en suite shower room.

En suite Shower Room

En suite shower room with feature window comprising; electric shower and screen, wash hand basin and wc, spotlights to ceiling, part tiled walls and tiled floor.

Bedroom Two

Double glazed windows to two sides giving views over the fields, spotlights to ceiling, radiator. With access into the en suite shower room.

En Suite Shower Room

En suite shower room with opaque window comprising; electric shower and screen, wash hand basin over vanity unit and wc, spotlights to ceiling, part tiled walls and tiled floor.

Bedroom Three

Located to the rear of the property with double glazed window and radiator.

Bedroom Four

Located to the side aspect with double glazed window and radiator.

Family Bathroom

A spacious contemporary family bathroom comprising feature bath with central taps and tiled surround matching the wall tiles, electric shower and screen, sink with drawer vanity unit and wc. With opaque double glazed window, spotlights to the ceiling and tiled floor.

Front

An impressive frontage with a large block paved driveway to accommodate plenty of off road parking, with access to the side, stone built brick wall to the front, fenced and hedge boundaries.

Rear/Side

A beautiful 'wrap around' garden to the rear and sides with amazing views over farmland. There are well kept lawns to three sides of the property, large patio area, feature raised plant and shrub borders, access to front from two sides.







This floor plan is for illustration purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	88
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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			
England & Wales		77	86
		EU Directive 2002/91/EC	

IMPORTANT NOTE TO PURCHASERS

We endeavour 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.