



**8, Chapel View, Crank, WA11 7SJ**

**Reduced To £525,000**

*David  
Davies* *Collection*



## 8, Chapel View, Crank, WA11 7SJ

- EPC:TBC
- Council Tax Band: F - St Helens
- Tenure: Freehold
- Four Bedroomed Detached Property
- Stunning Farmland Views
- Two Reception Rooms And Conservatory
- Family Bathroom, En Suite And Ground Floor W.C
- Gardens To Front And Rear
- Driveway For Three Vehicles
- Great Location

David Davies Sales & Lettings Agent are delighted to present to the sales market this substantial and beautifully appointed four-bedroomed detached residence, located in the exclusive and tranquil hamlet of Crank.

Tucked away at the end of a peaceful cul-de-sac, this exceptional property enjoys an enviable position offering panoramic and uninterrupted farmland views, visible from several rooms and the rear garden.

Set on a generous freehold plot, the property combines spacious modern living with a serene rural backdrop. The welcoming entrance hallway leads into a bright and spacious front living room featuring a charming bay window that floods the space with natural light. A contemporary ground floor WC, practical utility room, and an additional reception room—currently utilised as a playroom—enhance the functional layout.

The true heart of the home lies to the rear, where a stunning open-plan kitchen diner takes centre stage. Featuring a central island, sleek modern cabinetry, and integrated appliances, this space flows seamlessly into the rear conservatory, framing breath-taking countryside views—the perfect setting for entertaining or relaxed family living.

To the first floor, the spacious landing leads to four generous bedrooms, three of which are double rooms, thoughtfully designed for comfort and practicality. The master suite boasts fitted wardrobes, a private dressing room, and a stylish three-piece en-suite. A modern four-piece family bathroom with both bath and separate shower completes the upper floor.

Externally, the property benefits from a private driveway for multiple vehicles, while the rear garden offers a tranquil retreat, complete with decking area ideal for outdoor seating—perfect for soaking up the rural setting and peaceful surroundings.

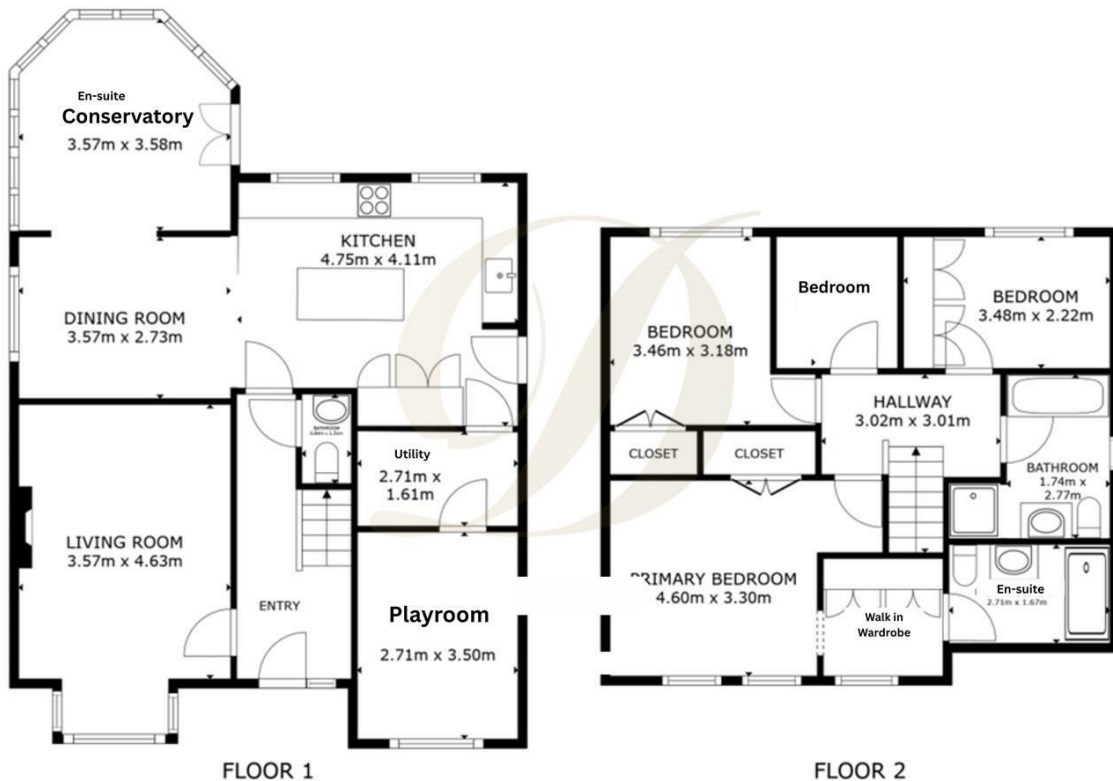
EPC:TBC











GROSS INTERNAL AREA  
FLOOR 1 83.7 m<sup>2</sup> FLOOR 2 61.0 m<sup>2</sup>  
TOTAL : 144.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



**David Davies**

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*David Davies*

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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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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