

FOR SALE

11a, Highfield Drive, Crank, WA11 7SE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Contemporary four bed detached family home enjoying gorgeous open views to rear

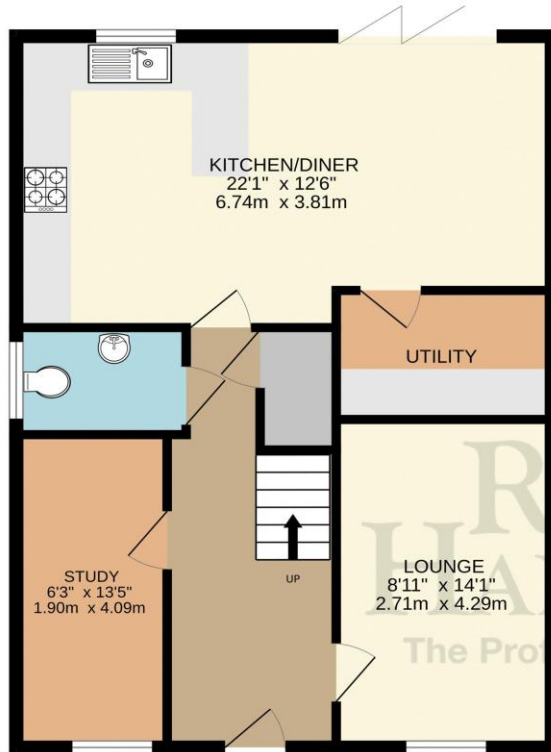


- High quality build & energy efficient home
- Four bedrooms / Ensuite to master
- Off road parking & EV charger
- Lounge & home office
- Far reaching views to rear
- Spectacular living kitchen with island
- Bifold doors & private enclosed garden
- 1350 SQ.FT. / Freehold

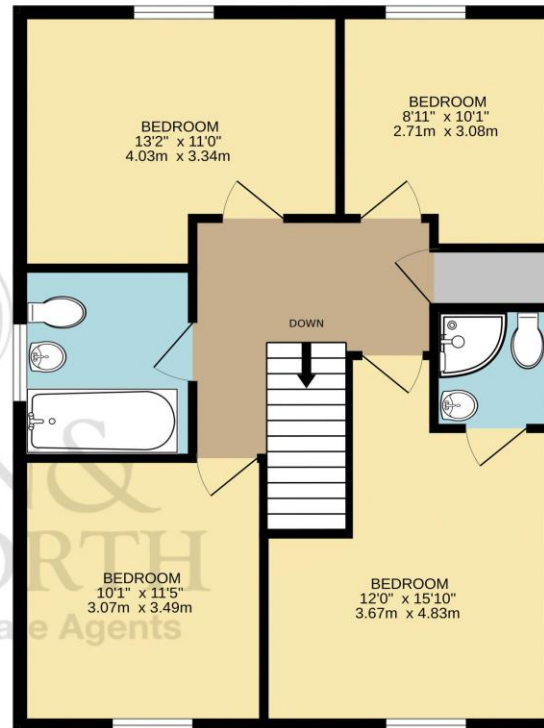
Regan & Hallworth are thrilled to present for sale this impressive, contemporary four-bedroom detached residence, built in 2021, and enviably positioned at the head of a quiet cul-de-sac in the heart of the picturesque and highly coveted village of Crank. With breathtaking open views across the surrounding countryside, this home combines the very best of modern living with the peace and charm of a rural setting. Designed with today's family lifestyle in mind, the property is both energy-efficient and beautifully crafted, with a timeless exterior finished in traditional brick and render, complemented by anthracite grey windows, a composite front door, and a feature oak canopy. Inside, the attention to detail is immediately evident, with high-quality flooring, solid wood internal doors, and a striking glass-and-oak staircase setting the tone for the home's stylish interiors. The accommodation is arranged around a flowing, open-plan layout that seamlessly connects everyday living and entertaining spaces. At its heart lies a spectacular kitchen and family room, complete with a central island, dining and living area, and impressive bi-fold doors that open directly over the rear garden, enjoying far reaching views. This space is perfectly designed for both relaxed family living and hosting guests, offering a natural connection between indoors and outdoors. A lounge and a practical home office occupy the front of the home, providing flexibility for both relaxation and work. Further highlights include two elegant, fully tiled bathrooms—both enhanced with underfloor heating—a convenient ground floor WC, and four generously sized bedrooms that offer both comfort and versatility. Externally, the property continues to impress. To the front, there is off-road parking spaces, complete with an electric vehicle charging point. The rear garden is a true sanctuary, with far-reaching rural views providing an ever-changing backdrop of seasonal beauty. Practical features such as a gas central heating system with HIVE smart controls, a Ring CCTV security camera, and a fully boarded loft with integrated ladder further enhance the home's appeal, blending modern convenience with thoughtful design.



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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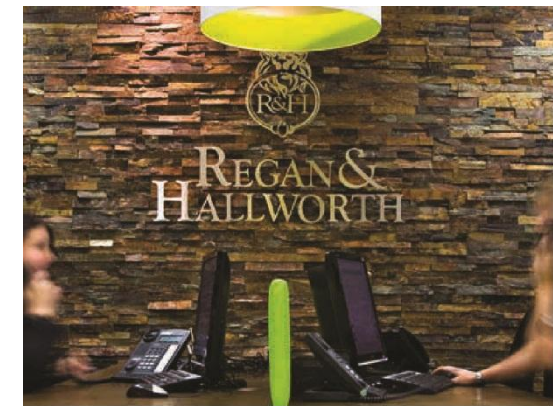
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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