



# STAPLETON DERBY



Crank Road, St. Helens, WA11 7RL

Offers Over £265,000



Stapleton Derby are pleased to offer for Sale a delightful extended cottage, in a semi-rural location overlooking stunning views of farmland. Convenient for M6/M58 and A580 East Lancs Road. The property comprises: Lounge/dining room, modern breakfast kitchen, two double bedrooms, two single bedrooms and a family bathroom. Parking and garden to rear. Viewing is essential to appreciate.

- Terraced Cottage
- Two Reception Rooms
- GCH/ Fully D/G
- Freehold
- Council Tax C
- Rural Location
- Dining Kitchen
- Parking & Gardens
- EPC D
- Viewing Highly Recommended



1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

Tel: 01744 889 999 Email: [office@stapletonderby.co.uk](mailto:office@stapletonderby.co.uk) [www.stapletonderby.co.uk](http://www.stapletonderby.co.uk)