



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

Offers Over £475,000

*David  
Davies* *Collection*

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

- EPC:C
- Freehold
- Four Bedroomed Detached Property
- Two Reception Rooms And Conservatory
- Gardens To Front And Rear
- Council Tax Band: F - St Helens
- Semi Rural
- Stunning Farmland Views
- Family Bathroom, En Suite And Ground Floor W.C
- Driveway For Three Vehicles With A Electric Car Charger

David Davies Sales & Lettings Agent are delighted to present to the sales market this substantial and beautifully appointed four-bedroom detached residence, located in the exclusive and tranquil hamlet of Crank, with the added bonus of 'NO ONWARD CHAIN'

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.

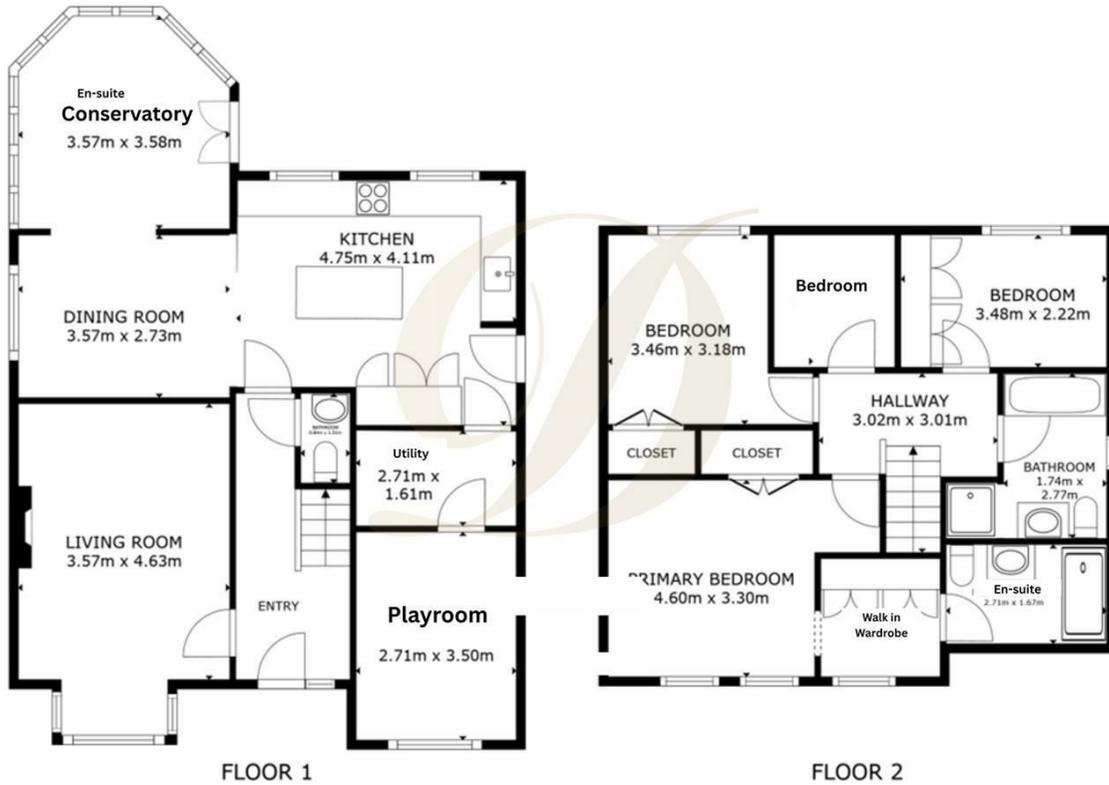
To the first floor, the spacious landing leads to four generous bedrooms, three of which are double rooms, thoughtfully designed for comfort and practicality. The master suite boasts fitted wardrobes, a private dressing room, and a stylish three-piece en-suite. A modern four-piece family bathroom with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







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.



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*David Paul Davis*

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>77</b>	<b>80</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Information on tenant permitted fee's can be accessed via the link below [www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)  
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