

# ANGELA BURNETT

PROPERTY SPECIALISTS

**4-5 Crank Road, Crank, Merseyside, WA11 7RT**



**Guide price £425,000**

Originally two properties and having stunning open views towards the Welsh Hills, a very pretty four bedroom detached cottage offering great potential set in a rural position yet conveniently situated for main travel routes, easily maintained gardens, double garage and boat house.

**ACCOMMODATION COMPRISES:**

Entrance via a double glazed uPVC door to:

**SUN ROOM/VESTIBULE**

**3.81m x 3.56m (12'6" x 11'8")**

Double glazed windows to three elevations with stunning views. Tiled floor. Radiator.

Double glazed French doors to:



**LOUNGE**

**4.29m x 3.84m (14'1" x 12'7")**

Two double glazed windows to side. Feature stone fireplace extending to one side and housing a cast iron multi fuel burning stove set on raised tiled hearth. Decorative ceiling rose. Radiator. Archway to:



**DINING AREA**

**3.0m x 2.69m (9'10" x 8'10")**

Double glazed window to front. Decorative ceiling rose. Radiator.



**STUDY/SNUG/PLAYROOM**

**3.43m x 2.87m (11'3" x 9'5")**

Double glazed French doors to side. Feature high level shelving unit. Radiator.



**BREAKFAST KITCHEN**

**3.76m x 3.84m (12'4" x 12'7")**

Two double glazed windows to front. Fitted with a range of wall and base units with granite work surfaces and incorporating four ring Creda halogen hob with Creda electric oven beneath and concealed extractor hood over. Ceramic one and half bowl sink unit with mixer tap. Space for fridge freezer. Tiled to splashbacks. Tiled floor. Radiator.



**ANTE SPACE/CLOAKS AREA**

**W.C./CLOAKROOM**

Double glazed opaque window to side. Fitted with a two piece suite comprising inset wash hand basin with storage beneath and low level w.c. Part tiled walls. Radiator.

**UTILITY ROOM**

**2.59m x 2.16m (8'6" x 7'1")**

UPVC double glazed window and exit door to rear. Built in tall pine storage unit. Plumbed for automatic washing machine and vented for tumble dryer. Tiled floor, part tiled walls. Radiator.

**BATHROOM**

**2.95m x 2.36m (9'8" x 7'9")**

Double glazed opaque window to rear. Fitted with a four piece suite comprising corner Jacuzzi bath, shower cubicle with fitted Aqualisa power shower, wash hand basin set on vanity unit with storage beneath and low level w.c. Fully tiled walls. Radiator.



**INNER HALLWAY**

Two double glazed windows to front. Radiator.

**BEDROOM 1**

**4.17m x 2.95m (13'8" x 9'8")**

Two double glazed windows to front. Radiator.



**BEDROOM 2**

**4.47m x 2.97m (14'8" x 9'9")**

Two double glazed windows to side. Radiator. Access to loft space which has ample space for storage.



**BEDROOM 3**

**3.40m x 2.74m (11'2" x 9'0")**

Double glazed window to rear. Dado rail. Radiator.

**BEDROOM 4**

**3.25m x 2.59m (10'8" x 8'6")**

Double glazed window to rear. Dado rail. Radiator.

**OUTSIDE:**

Approached via a wrought iron gate to the front garden which is lawned with seasonal flowering borders. A Yorkstone paved patio has a raised stone slate laid bed with central bird bath. A gate with stone walling to the side leads to further lawned area and a Yorkstone paved courtyard to the side has covered log store and greenhouse. A wrought iron gate gives access to the rear garden which is Yorkstone paved throughout with raised stone surround and stone built barbecue. Storage shed. External water supply. Attached to the property is the BOILER ROOM measuring 2.44m x 1.35m (8 x 45) with tiled walls and purpose built hanging/ airing rails and housing the Glow Worm Hideaway gas central heating boiler, lagged cylinder tank and immersion heater. Access via a side pathway with wrought iron railings to:







**DOUBLE GARAGE**

6.10m x 5.61m (20'0" x 18'5")

Electronically operated roller shutter door, power and light. Double window to rear.

**BOAT HOUSE**

7.92m x 3.43m (26'0" x 11'3")

With roller shutter door to front and personal door to side with additional security. Power and light. This building could be utilised as work space or extra parking/storage space.

**OUTSIDE**



**OUTSIDE**



**OUTSIDE**



**OUTSIDE**



**TENURE** We are informed by the Vendor that the tenure of the property is Freehold

This information has not been verified by Angela Burnett & Co. Property Services and prospective purchasers are advised to consult their own Solicitor for verification"

**VIEWING** Strictly by appointment through this office.

**PRICE GUIDE** £425,000

**NOTES:**

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These notes should be referred to before making an offer on a property.

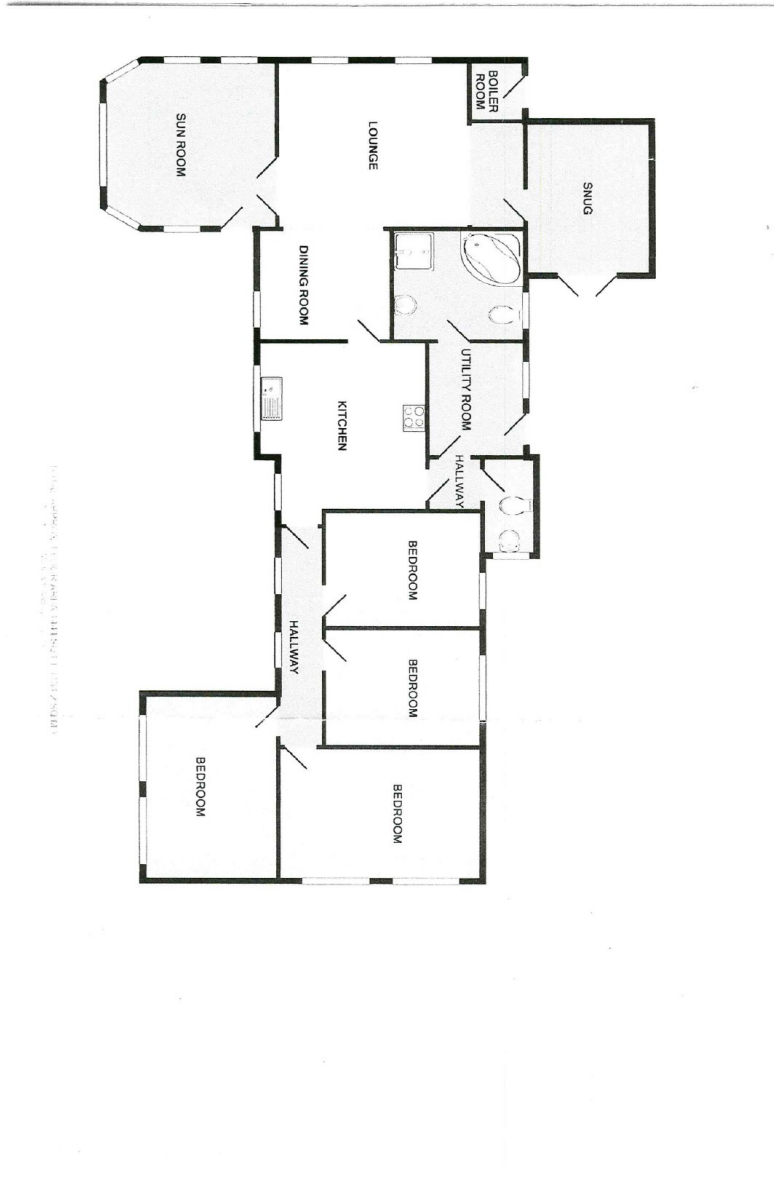
• Some of the information given in this brochure has not been verified by Angela Burnett & Co. Property Services and prospective purchasers are advised to consult their own Solicitor/Surveyor for verification.

• All room measurements are approximate and before ordering carpets and furniture, etc, prospective purchasers are advised to take their own measurements.

• Items such as central heating systems, boilers, gas fires, wall heaters and showers, etc should be checked by a registered service company on behalf of the prospective purchaser as Angela Burnett & Co cannot be held responsible for items found not to be working after purchase.

• If land measurement is specified this is an approximate measurement and usually supplied by the vendor. Verification of actual land size should be confirmed with prospective purchaser's solicitor/surveyor.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>67</b>
		<b>30</b>	
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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
			<b>61</b>
		<b>27</b>	
England & Wales		EU Directive 2002/91/EC	

12 New Street, Mawdesley, Lancashire L40 2QP Tel: (01704) 821393 Fax: (01704) 821827

[www.angelaburnett.com](http://www.angelaburnett.com)

[sales@angelaburnett.com](mailto:sales@angelaburnett.com)