

MORGAN H LEWIS



Asking Price £199,950

Crooke Road, Wigan WN6 8LR

- *Stunning Barn Conversion Apartment
- *Accommodation Over Three Floors
- *Gated Access
- *No Chain
- *Exposed Original Beams

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Now available to the market, this characterful triplex apartment property is truly one which needs to be appreciated in person. Situated in the delightful Crooke Village, just a stone's throw away from the canal and backing on to the pretty marina, this barn conversion has accommodation laid out over three floors, providing ample space and minimal maintenance. Externally, this property is accessed via gates and a stone driveway, where parking is available.

The pretty communal entrance hall is accessed via glass barn doors and upon entry to the property a hallway provides access to the large 27' kitchen living space, the kitchen is fitted with a range of wall and base units, with integrated appliances and contrasting worktops and leads into the living/dining area, large glass French doors flood the space with natural light and lead outside to the communal area and Crooke Marina.

To the first floor is the impressively big master bedroom, with wonderfully high ceilings and stunning exposed wooden beams, this is a lovely place to start the day, with views over the marina and canal via the lovely arched windows. There is a well appointed ensuite, and a family bathroom to finish off this floor. Finally, to the top floor is the second bedroom, which is a good sized double and also enjoys lovely exposed beams, with a velux window again offering lovely views over the surrounding countryside.

Crooke Village is a picturesque village which is home to its own Children's Nursery, Methodist church, park and local pub which serves both food and drink. For the outdoors type there are also many walks surrounding the village which lead to Wigan, Shevington and Appley Bridge and for the commuters the M6 Motorways is accessible within just a few minutes. This property is offered with the added benefit of no chain, and early viewings would be recommended to avoid disappointment.

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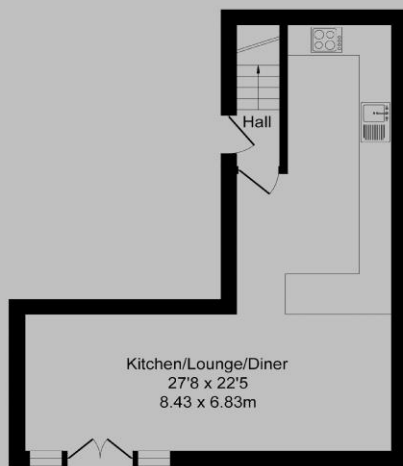
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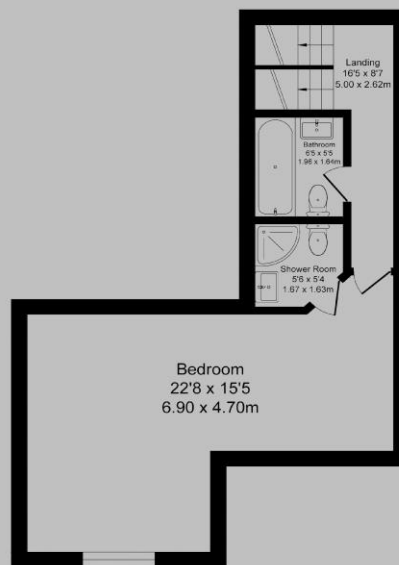
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Apt 1, 44 Crooke Road Wigan Total Approx. Floor Area 1067 Sq.ft. (99.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 376 Sq.Ft
(34.9 Sq.M.)



First Floor
Approx. Floor
Area 431 Sq.Ft
(40.0 Sq.M.)



Second Floor
Approx. Floor
Area 260 Sq.Ft
(24.2 Sq.M.)