

# GUILDHALL

SALES & LETTINGS



## Crooke Road

Standish Lower Ground, Wigan, WN6 8LR

\*\*\* BEAUTIFUL CANAL SIDE MOORING LAND FOR SALE WITH PRIVATE ACCESS FROM CROOKE ROAD \*\*\*

Guildhall Sales & Lettings are proud to present to the market, this beautiful canal side mooring land.

The location of this beautiful plot is what separates it from the rest, with its very own access from the road and also offers two offside canal moorings. This plot is surely not to be missed and is approximately 1416 square meters.

Residentially, Crooke is one of Wigan's best kept secrets. It is a beautiful and traditional little village which is located within the heart of Standish Lower Ground, Wigan.

£150,000

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- Two moorings
- Canal side views
- Beautiful location
- Excellent opportunity
- Private access from road
- A real rare find



Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC 