

FOR SALE

Rowan Croft, Gores Lane, Crank, WA11 8QX

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



Rowan Croft, Gores Lane, Crank, WA11 8QX

Unique, individual detached true bungalow with no chain & 1 / 3 acre plot.

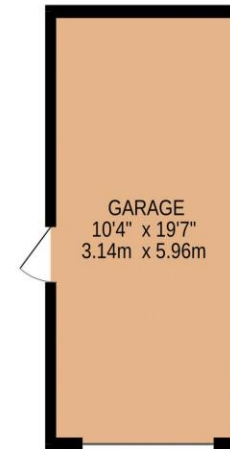
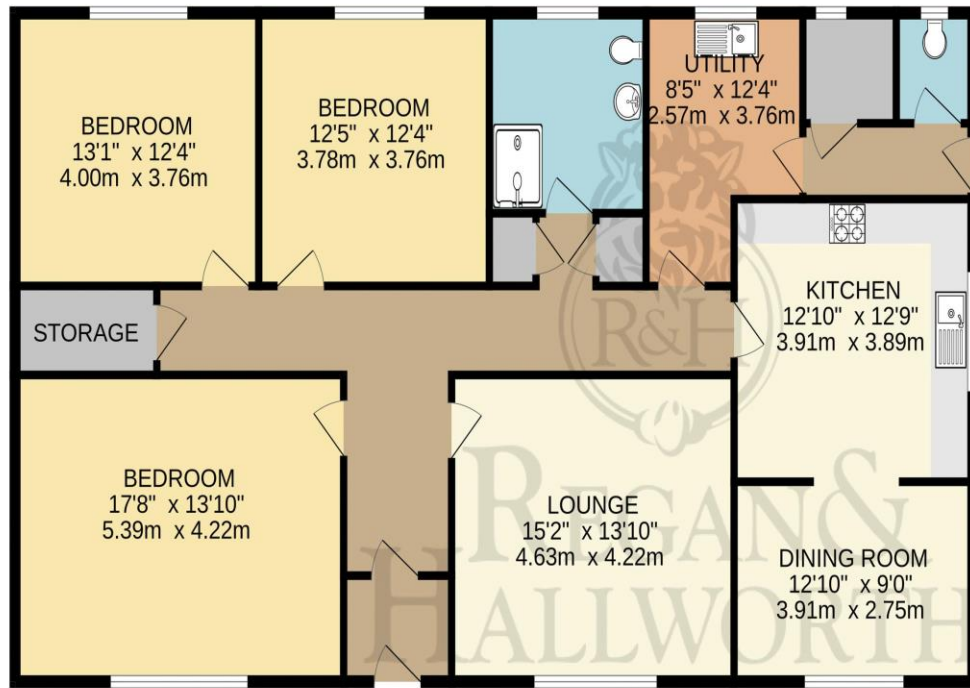


- Spacious detached true bungalow
- Highly prized rural setting
- New windows & boiler
- Available chain free
- 3 bedrooms / 2 reception rooms
- Substantial 1 / 3 acre plot
- Wonderful open views
- 1757 SQFT

Enviably located in a simply stunning rural setting & enjoying far reaching views across rolling open countryside - 'Rowan Croft' is a superb, individual detached true bungalow that is brimming with considerable potential and is fully available with the added benefit of no chain delay. Resting within a wonderful mature plot that extends to approx 1 / 3 acre in size, the property would be ideal for a range of clients; from any retired buyers seeking the convenience of one floor living, to anyone looking for a property they could potentially extend upstairs / the side, therefore creating a very sizeable detached family home. The property itself rests along the peaceful Gores Lane in the highly coveted area of Crank, a stunning rural setting where opportunities like this rarely come on the open market. Internally, the flexible living space provides a central hallway with 3 bedrooms, a principal bathroom suite, plus a large main lounge & fitted kitchen with dining area and a useful utility. The property has been really well cared for over the years & the windows were all replaced with low maintenance Upvc within the last 3 years & the boiler is just 2 years old too. Furthermore, there is also a large loft space above, offering conversion potential, should clients wish. Externally the extensive overall plot is a stunning highlight of the property - the setting here really is outstanding with the gardens extending to the front, both sides and the rear. The views, particularly to the front are simply breathtaking, with the westerly aspect providing some astonishing sunsets. There is extensive off road parking courtesy of the generous driveway, plus there is a large detached garage. Furthermore, any clients looking to extend the property can do so without the worry of compromising on outdoor space (subject to planning). To the front the property has a pretty garden & generous driveway providing ample off road parking & leading through to a large detached garage. Viewings are essential. FREEHOLD. No chain delay.







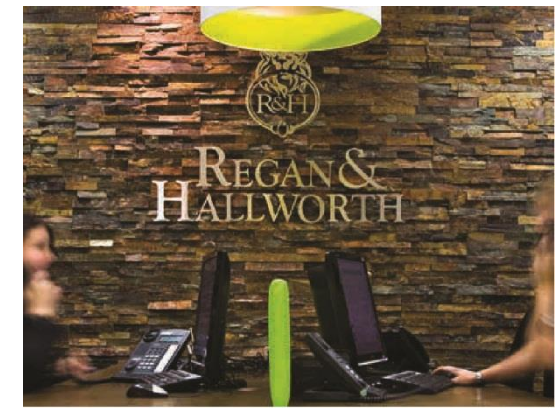
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TOTAL FLOOR AREA : 1757 sq.ft. (163.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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